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RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1987

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

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RESIDENTIAL CONSTRUCTION

IN ALBERTA

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ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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D. Multiple Listings Service (M.L.S.)

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Highlights

Alberta

- ° In the fourth quarter, housing starts dropped 16% to 2,219 units from 2,650 for 1985. Total starts for 1986, however, rose only 1% to 8,462 units compared to 8,337 for 1985.

Urban Alberta

- ° Housing starts for Urban Alberta fell sharply to 267 units in January, a 50% decrease from 538 in January 1986. Both singles and multiple units were down 46% and 76% respectively.
- ° Units under construction in January increased marginally to 2,055 units from 2,048 the month before, but still 18% behind last year's levels.

Calgary

- ° Calgary's starts fell sharply to 96 units in January, down 78% from the previous month, and down 57% from the same month last year.
- ° Housing under construction decreased to 1,005 units from 1,050 the month before. Inventory of newly completed and unoccupied also decreased marginally to 224 units due to a slight increase in the rate of absorption.
- ° In the resale housing market, the number of houses sold dropped 21% over January 1986 to 976 units. The ratio of sales to listings also dropped to .47 compared to .53 last year.

- ° The average selling price continued to drop to \$83,922 from \$85,220 in December 1986 but increased slightly in comparison to a year ago. For the first time in several months, the new housing price index showed a decrease to 90.8 in December.

Edmonton

- ° Edmonton's housing starts dropped further to only 113 units (all single family homes) in January, a decline of 50% over January 1986.
- ° Housing under construction increased to 723 units, up 4% from 692 the month before. However, inventory of newly completed and unoccupied housing decreased further to 114, a result of a fairly high rate of absorption.
- ° Resale housing market activities increased last month with 477 units sold, but still 13% lower than in January 1986.
- ° The average selling price dropped 4% to \$70,701 from \$73,302 last month, reflecting the high number of listings. However, the new house price index continued to show an upward trend to 87.0 in December.

NOTE: Residential building permits are not included in this issue; they are not currently made available.

TABLE 1

JAN-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	90	6	0	0	96	-57
CAMROSE	2	0	0	0	2	*
EDMONTON M.A.	113	0	0	0	113	-50
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	5	0	0	0	5	-71
LEDUC **						
LETHBRIDGE	12	0	0	0	12	50
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-86
MEDICINE HAT	12	0	0	0	12	71
RED DEER	13	0	13	0	26	-28
SPRUCE GROVE **						
WETASKIWIN	0	0	0	0	0	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	248	6	13	0	267	-50

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 1A
CUMULATIVE STARTS - CALGARY

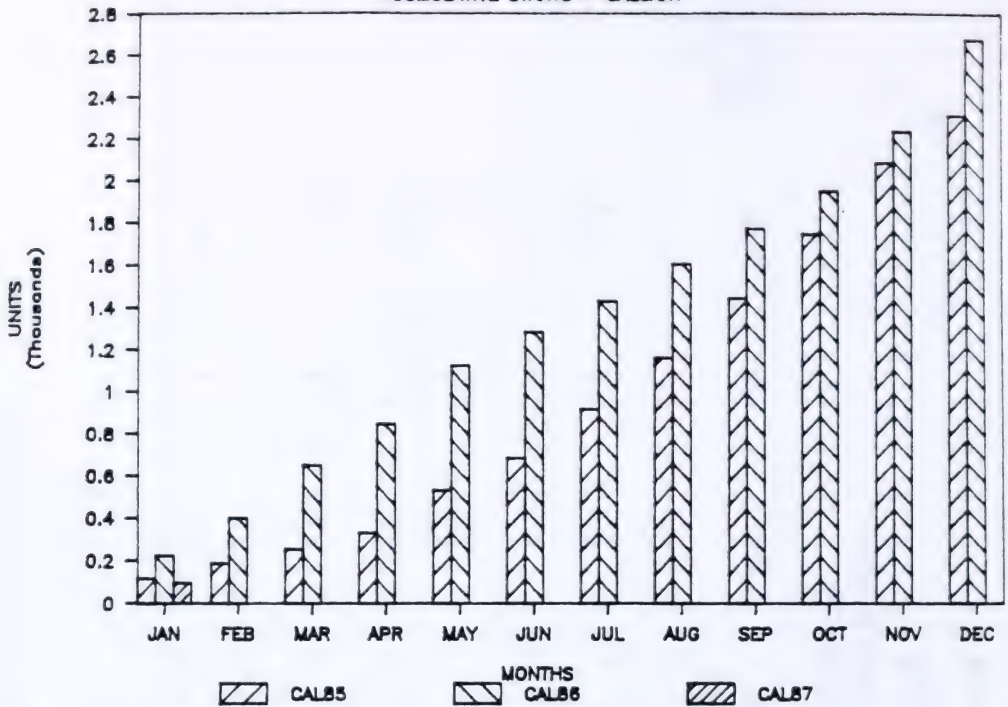


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

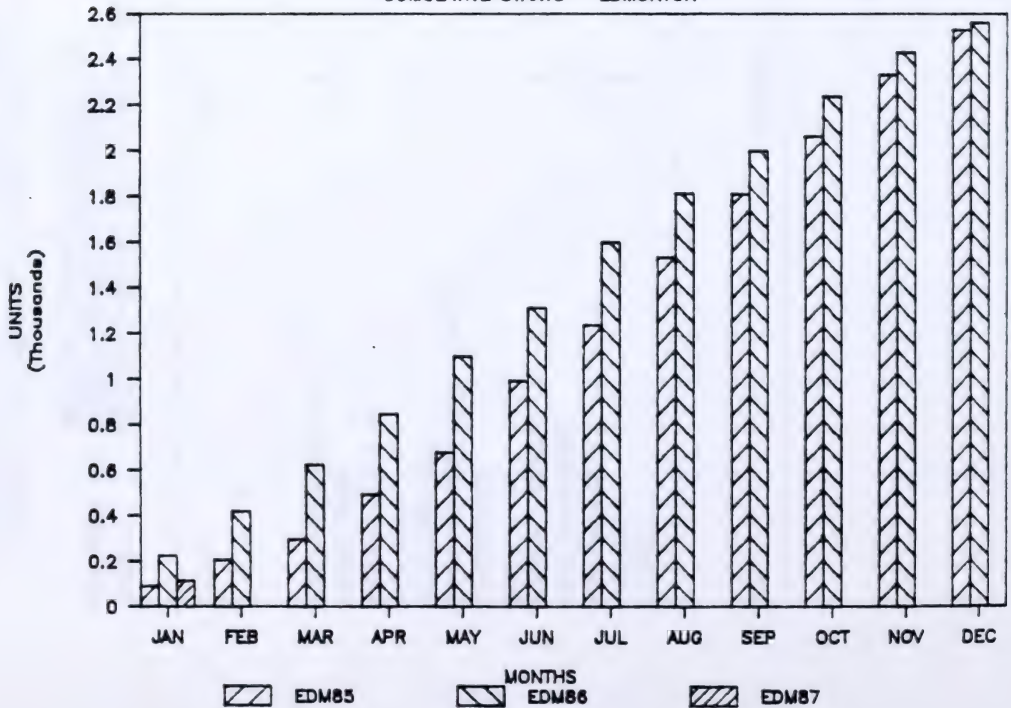


TABLE 2

JAN-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987
CALGARY	225	90	0	6	0	0	0	0	225	96
CAMROSE	0	2	0	0	0	0	0	0	0	2
EDMONTON M.A.	168	113	24	0	33	0	0	0	225	113
FORT MCMURRAY	5	0	0	0	0	0	0	0	5	0
GRANDE PRAIRIE	17	5	0	0	0	0	0	0	17	5
LEDUC **	3	0	0	0	0	0	0	0	3	0
LETHBRIDGE	8	12	0	0	0	0	0	0	8	12
LLOYDMINSTER(ALTA. PART)	7	1	0	0	0	0	0	0	7	1
MEDICINE HAT	7	12	0	0	0	0	0	0	7	12
RED DEER	15	13	0	0	21	13	0	0	36	26
SPRUCE GROVE **	5	0	0	0	0	0	0	0	5	0
WATSKINWIN	0	0	0	0	0	0	0	0	0	0
OTHER CENTRES ***	0	0	0	0	0	0	0	0	0	0
TOTAL	460	248	24	6	54	13	0	0	538	267
PERCENT CHANGE BY TYPE		46		75		76		*		50

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

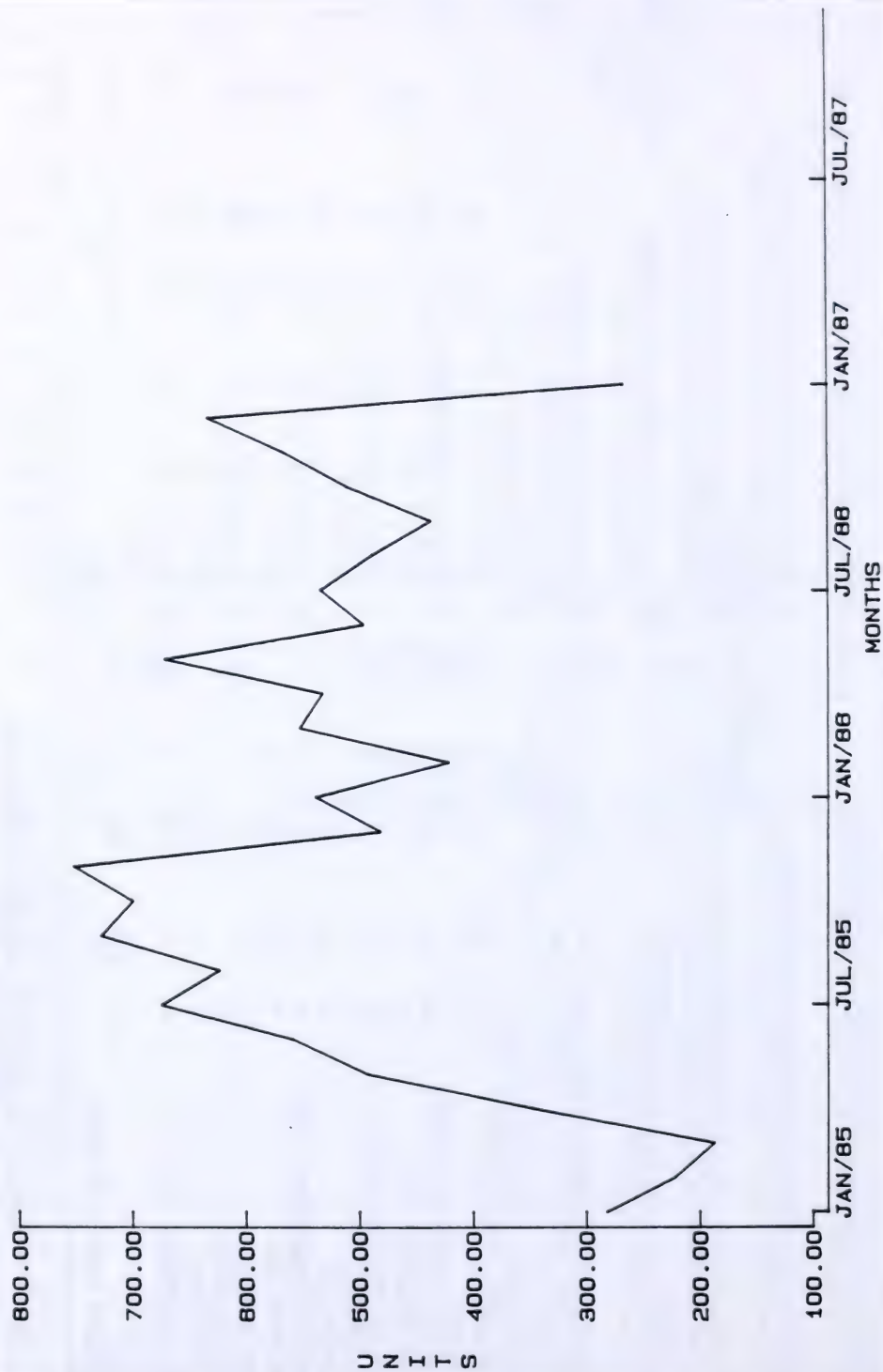


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	267	-50
FEBRUARY	421		
MARCH	553		
APRIL	532		
MAY	671		
JUNE	496		
JULY	534		
AUGUST	489		
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	267	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

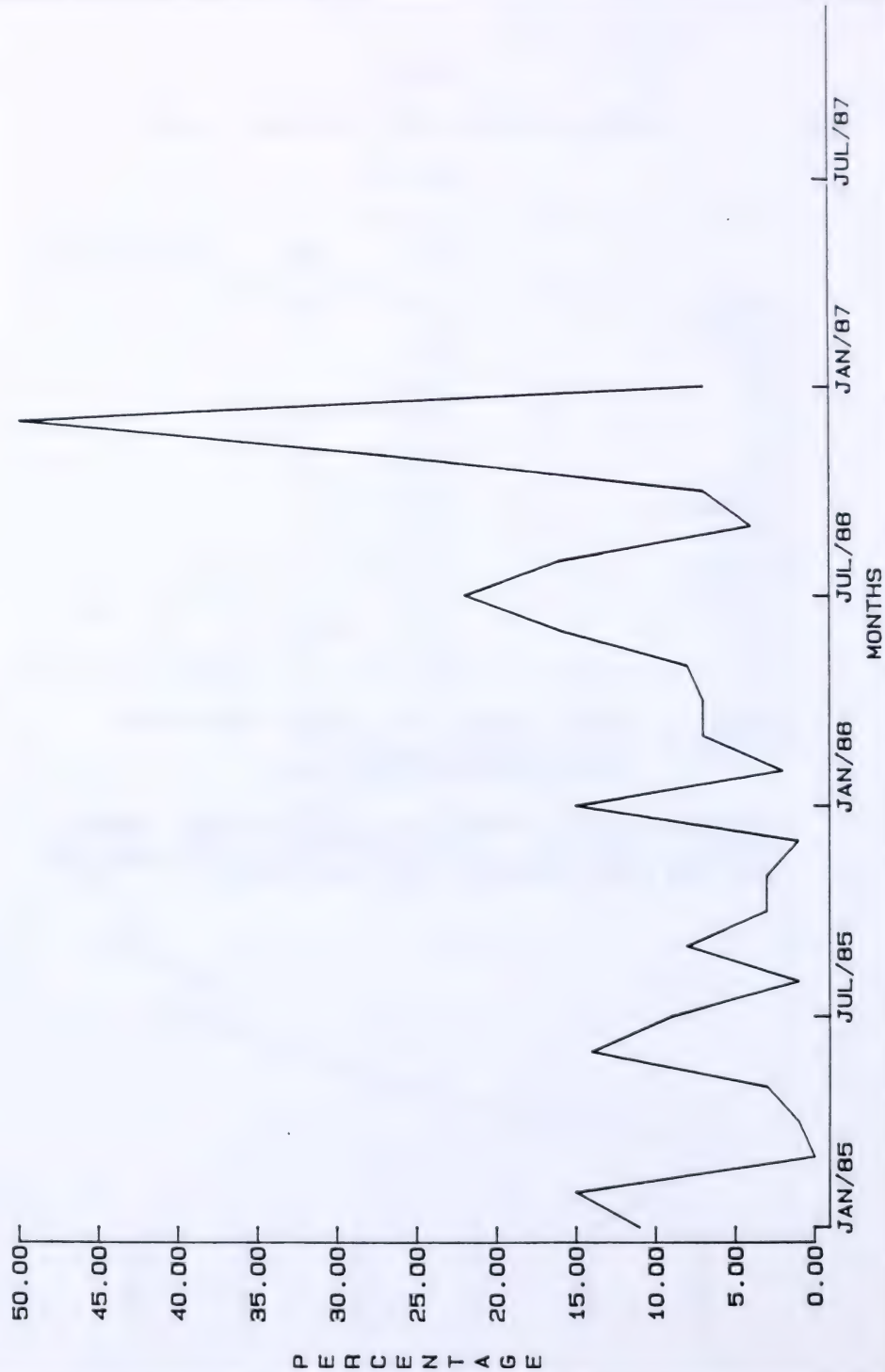


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	267	248	19	7
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	267	248	19	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

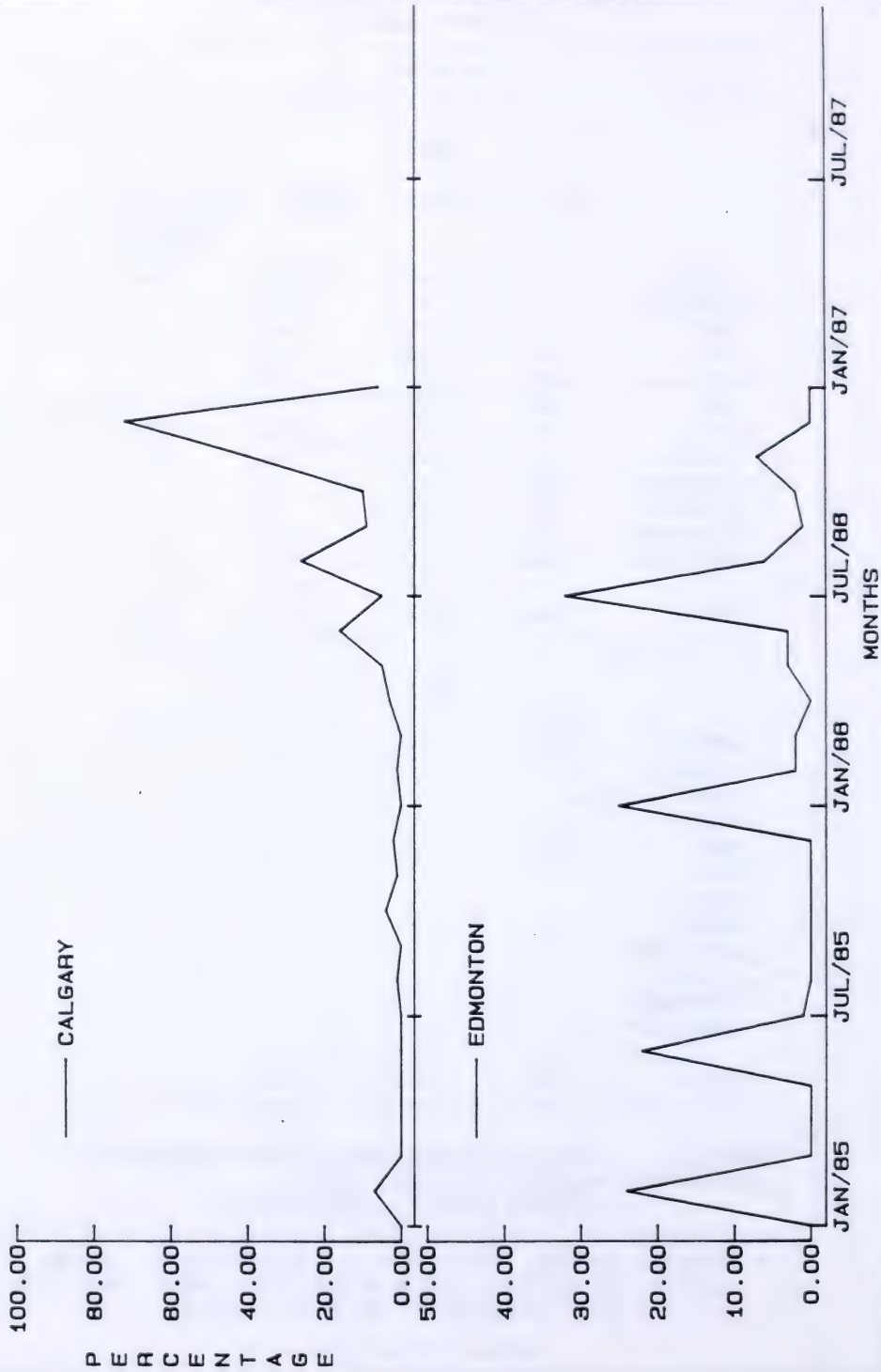


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON (METRO)					
CALGARY			1987			EDMONTON (METRO)			EDMONTON (METRO)		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	225	225	0	JANUARY	225	168	57	25			
FEBRUARY	177	175	2	FEBRUARY	195	191	4	2			
MARCH	251	251	0	MARCH	207	203	4	2			
APRIL	196	190	6	APRIL	222	221	1	0			
MAY	278	263	15	MAY	252	244	8	3			
JUNE	159	134	25	JUNE	212	206	6	3			
JULY	146	138	8	JULY	288	195	93	32			
AUGUST	176	130	46	AUGUST	213	200	13	6			
SEPTEMBER	169	153	16	SEPTEMBER	186	184	2	1			
OCTOBER	176	159	17	OCTOBER	238	234	4	2			
NOVEMBER	286	172	114	NOVEMBER	193	179	14	7			
DECEMBER	440	122	318	DECEMBER	130	130	0	0			
TOTAL	2679	2112	567	TOTAL	2561	2355	206	8			
1987						EDMONTON (METRO)					
CALGARY			1987			EDMONTON (METRO)			EDMONTON (METRO)		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	96	90	6	JANUARY	113	113	0	0			
FEBRUARY				FEBRUARY							
MARCH				MARCH							
APRIL				APRIL							
MAY				MAY							
JUNE				JUNE							
JULY				JULY							
AUGUST				AUGUST							
SEPTEMBER				SEPTEMBER							
OCTOBER				OCTOBER							
NOVEMBER				NOVEMBER							
DECEMBER				DECEMBER							
TOTAL	96	90	6	TOTAL	113	113	0	0			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

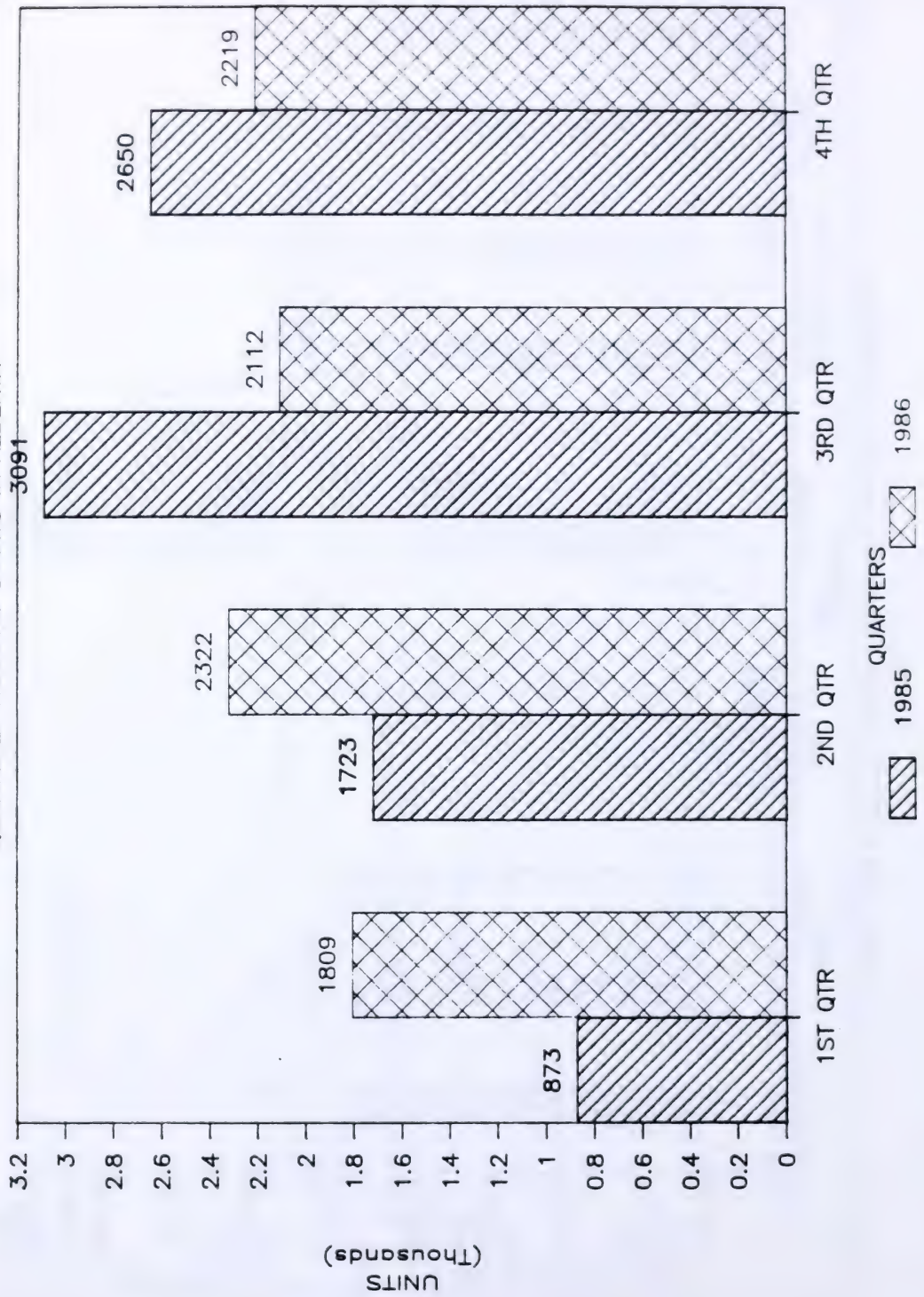


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1985 - 1986

	1985	1986	PERCENT CHANGE
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723	2322	35
THIRD QUARTER	3091	2112	-32
FOURTH QUARTER	2650	2219	-16
TOTAL	8337	8462	1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

JAN-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	137	4	0	0	141	-32
CAMROSE	3	0	0	0	3	200
EDMONTON M.A.	131	0	0	0	131	-22
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	11	0	0	0	11	10
LEDUC **						
LETHBRIDGE	10	0	0	0	10	11
LLOYDMINSTER (ALTA. PART)	1	0	0	0	1	-95
MEDICINE HAT	2	2	0	0	4	-60
RED DEER	11	0	0	0	11	-21
SPRUCE GROVE **						
WETASKIWIN	0	0	0	0	0	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	306	6	0	0	312	-31

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

TABLE 8

JAN-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	469	28	163	345	1005	-18
CAMROSE	13	0	0	0	13	-81
EDMONTON M.A.	609	64	49	1	723	-12
FORT MCMURRAY	2	2	0	0	4	-94
GRANDE PRAIRIE	32	0	0	0	32	-36
LEDUC **						
LETHBRIDGE	61	2	10	0	73	14
LLOYDMINSTER(ALTA. PART)	16	2	0	0	18	-68
MEDICINE HAT	47	4	38	0	89	59
RED DEER	62	6	13	0	81	17
SPRUCE GROVE **						
WETASKIWIN	3	0	0	12	15	*
OTHER CENTRES ***	2	0	0	0	2	*
TOTAL	1316	108	273	358	2055	-18

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

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** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, FLAMONDON VILLAGE, HINTON TOWN

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

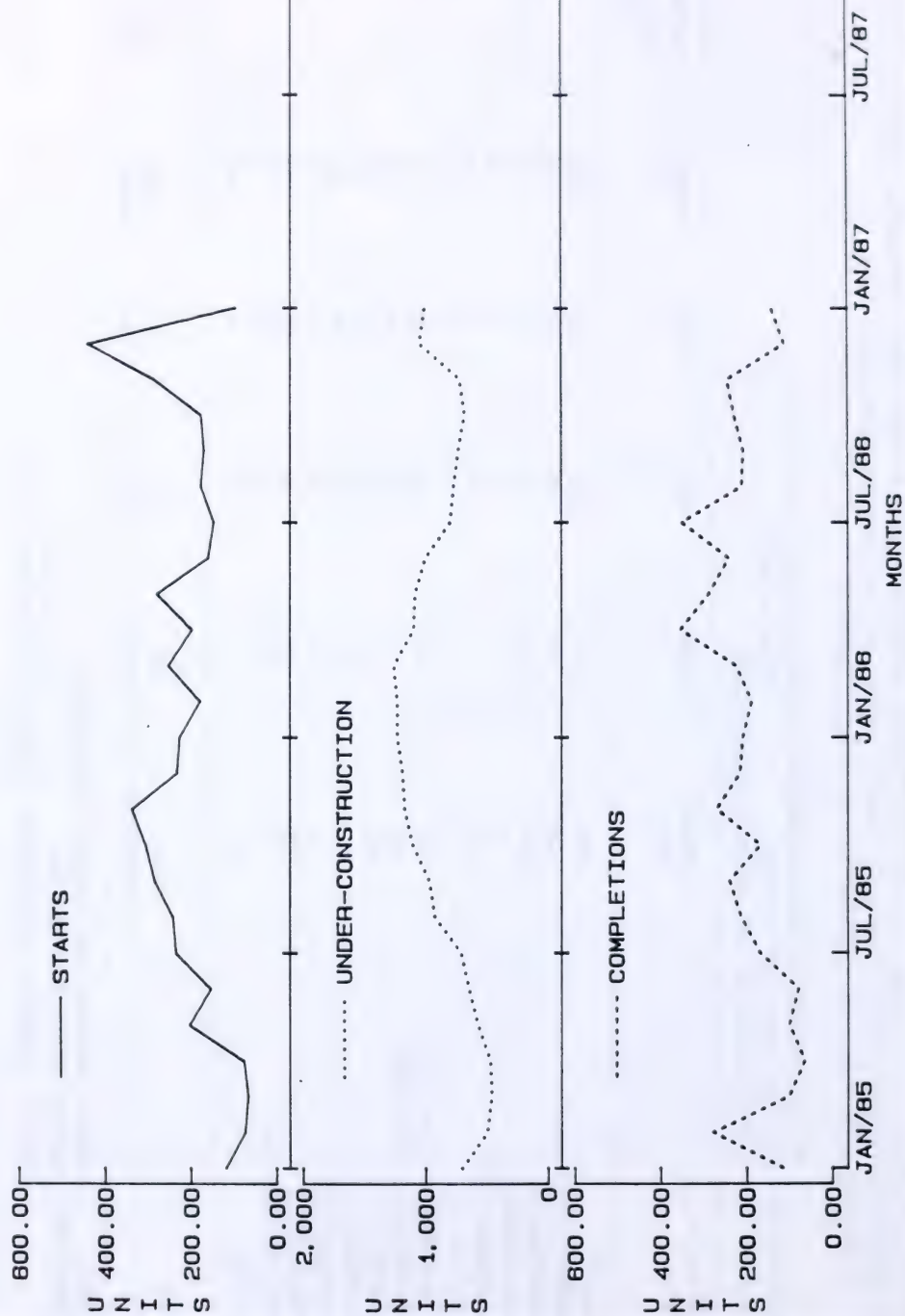


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
----- 1987 -----			
JANUARY	96	141	1005
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

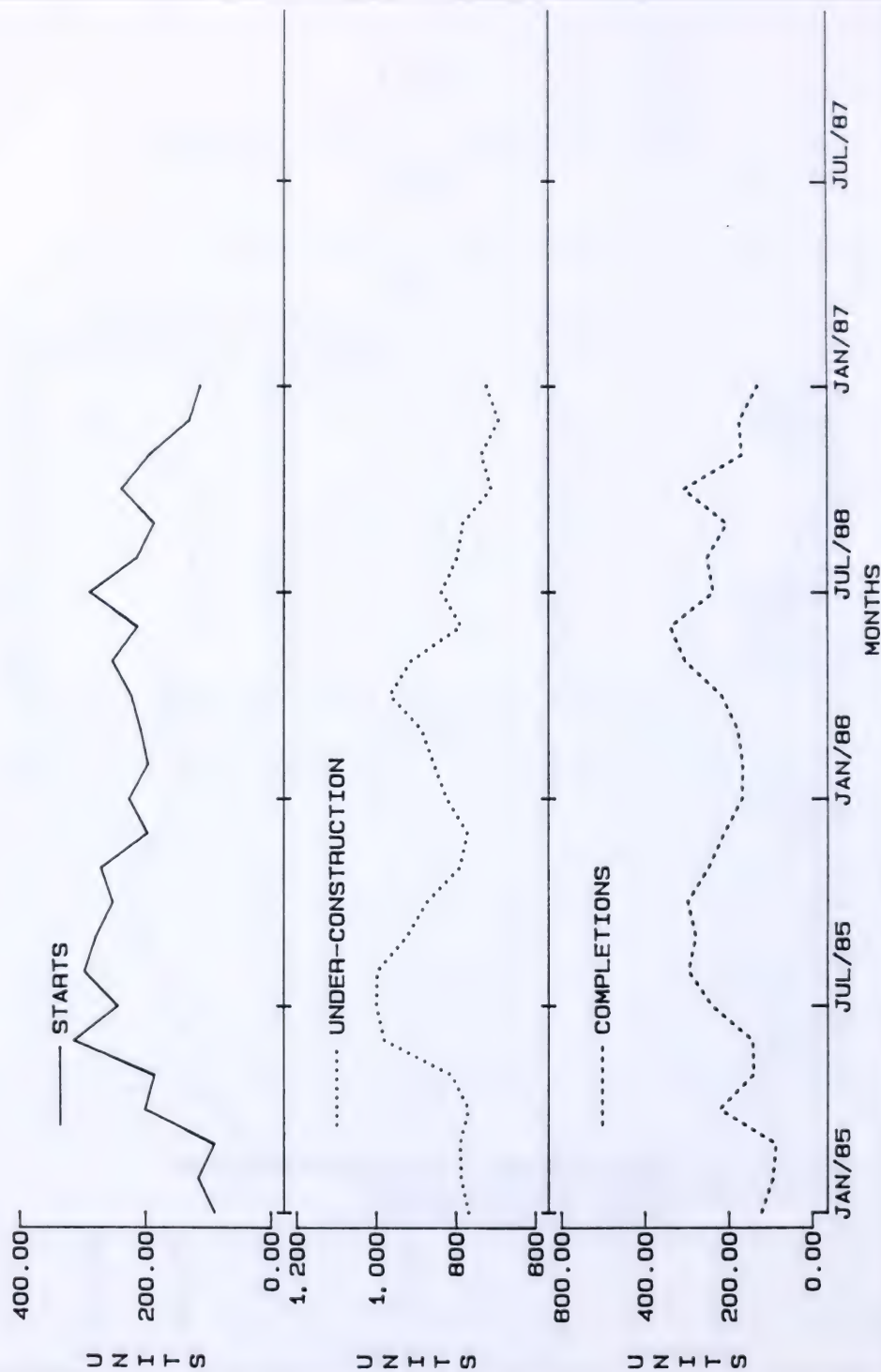


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
1987			
JANUARY	113	131	723
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

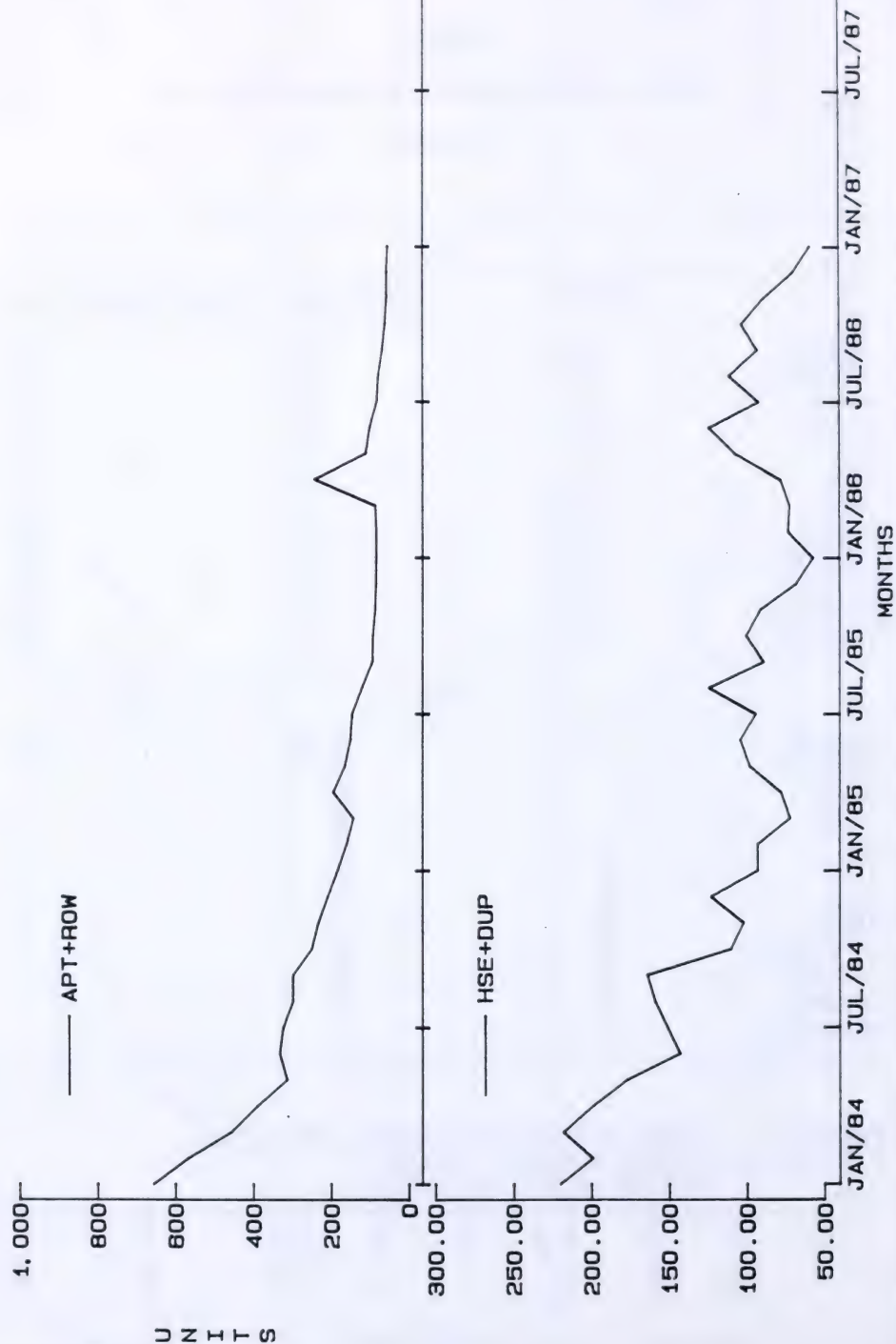


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	59	55	114	131	56
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

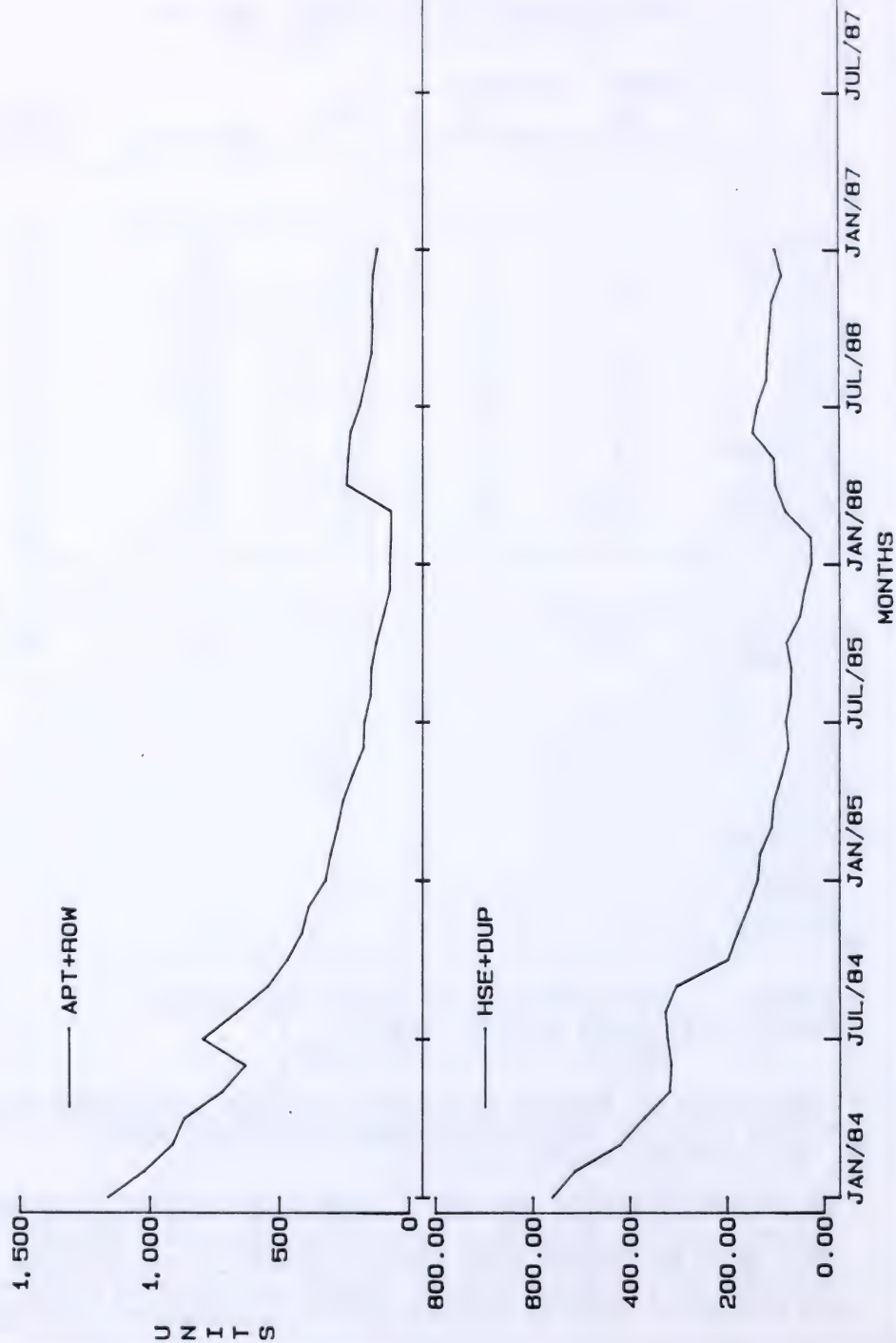


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
LISTINGS AND SALES
EDMONTON METRO

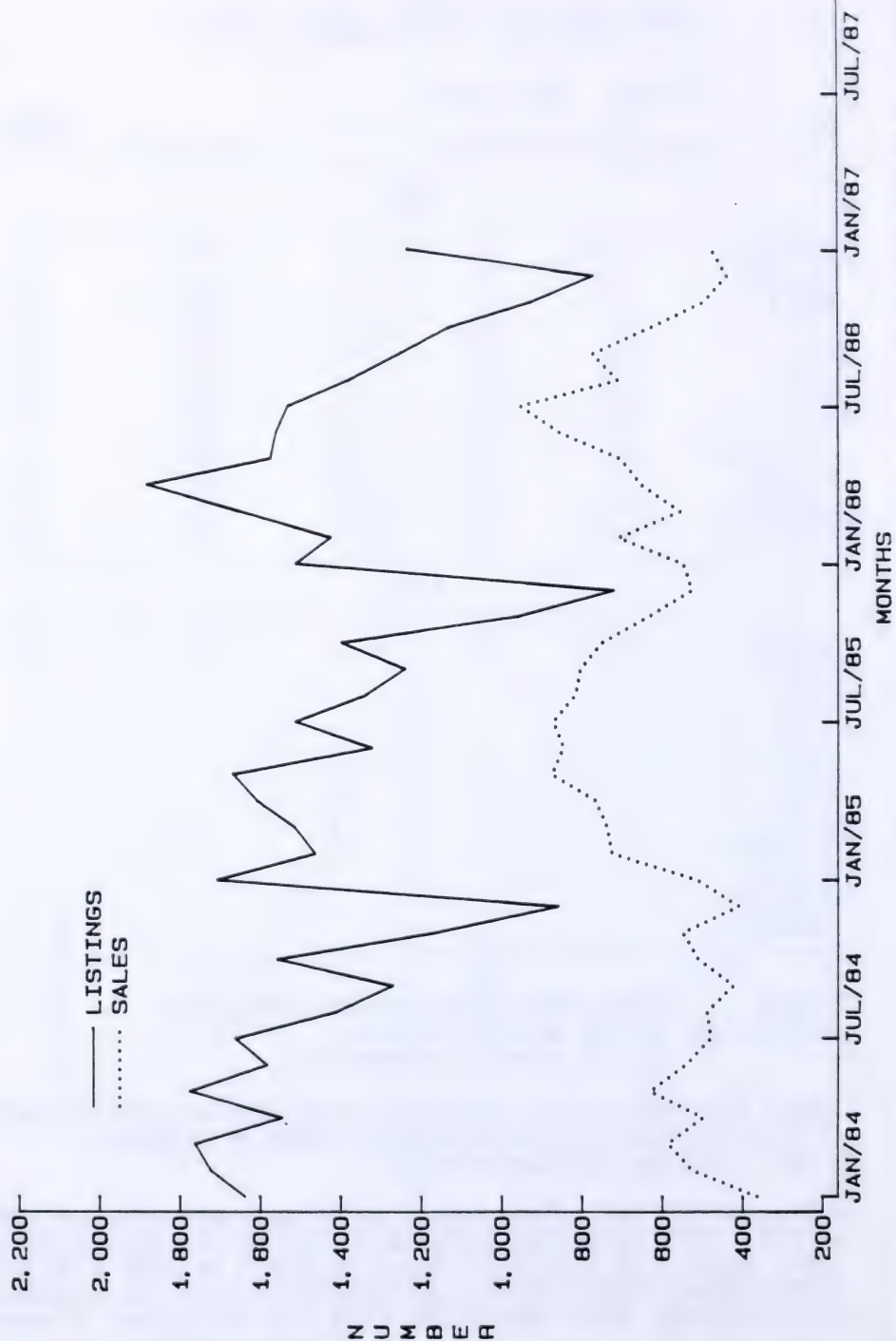


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				
1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302
1987				
JANUARY	1236	477	.39	70701
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11
LISTINGS AND SALES
CALGARY

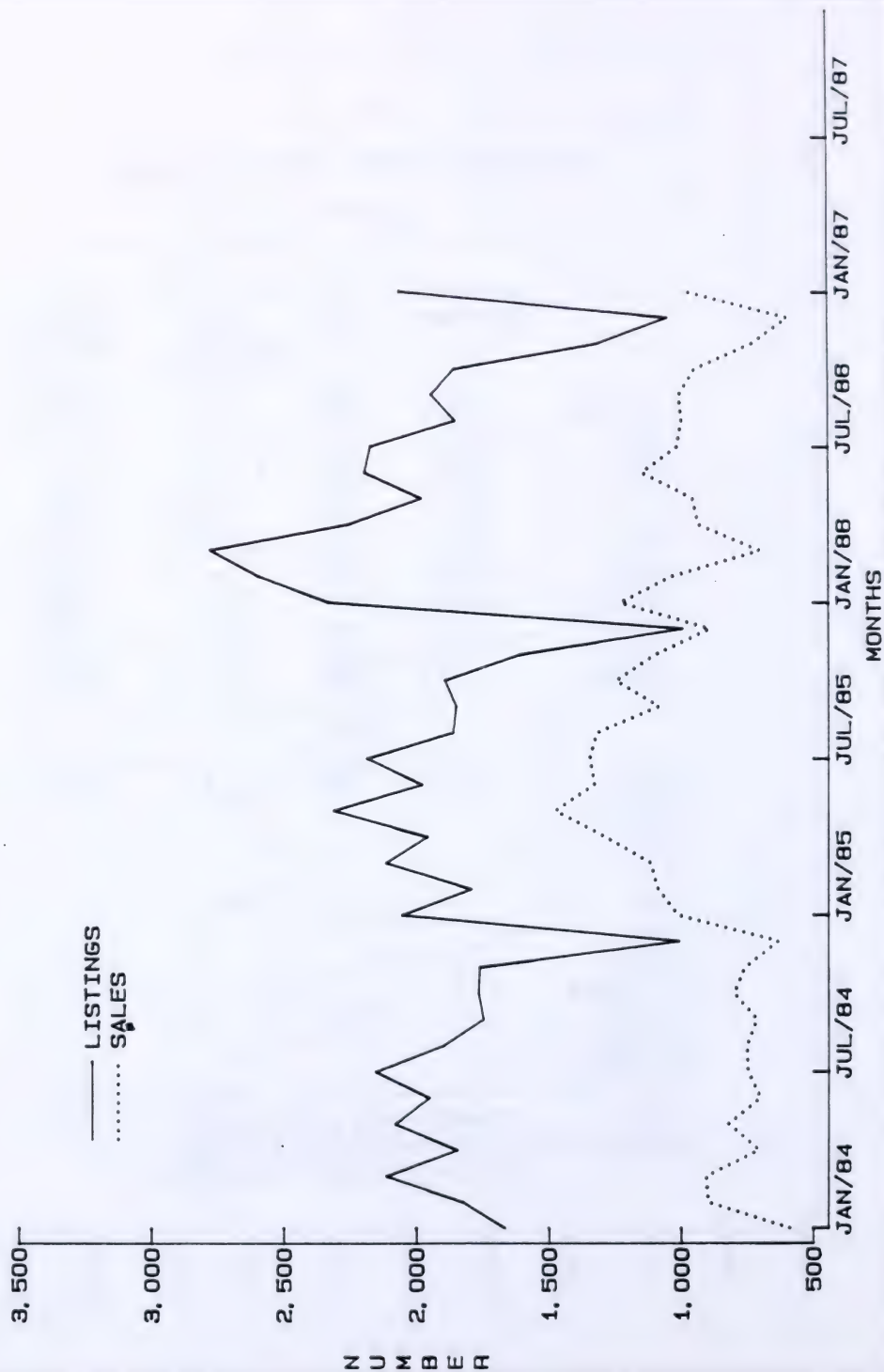


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				

1986				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220

1987				

JANUARY	2065	976	.47	83922
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 12
AVERAGE SALE PRICES
CALGARY AND EDMONTON

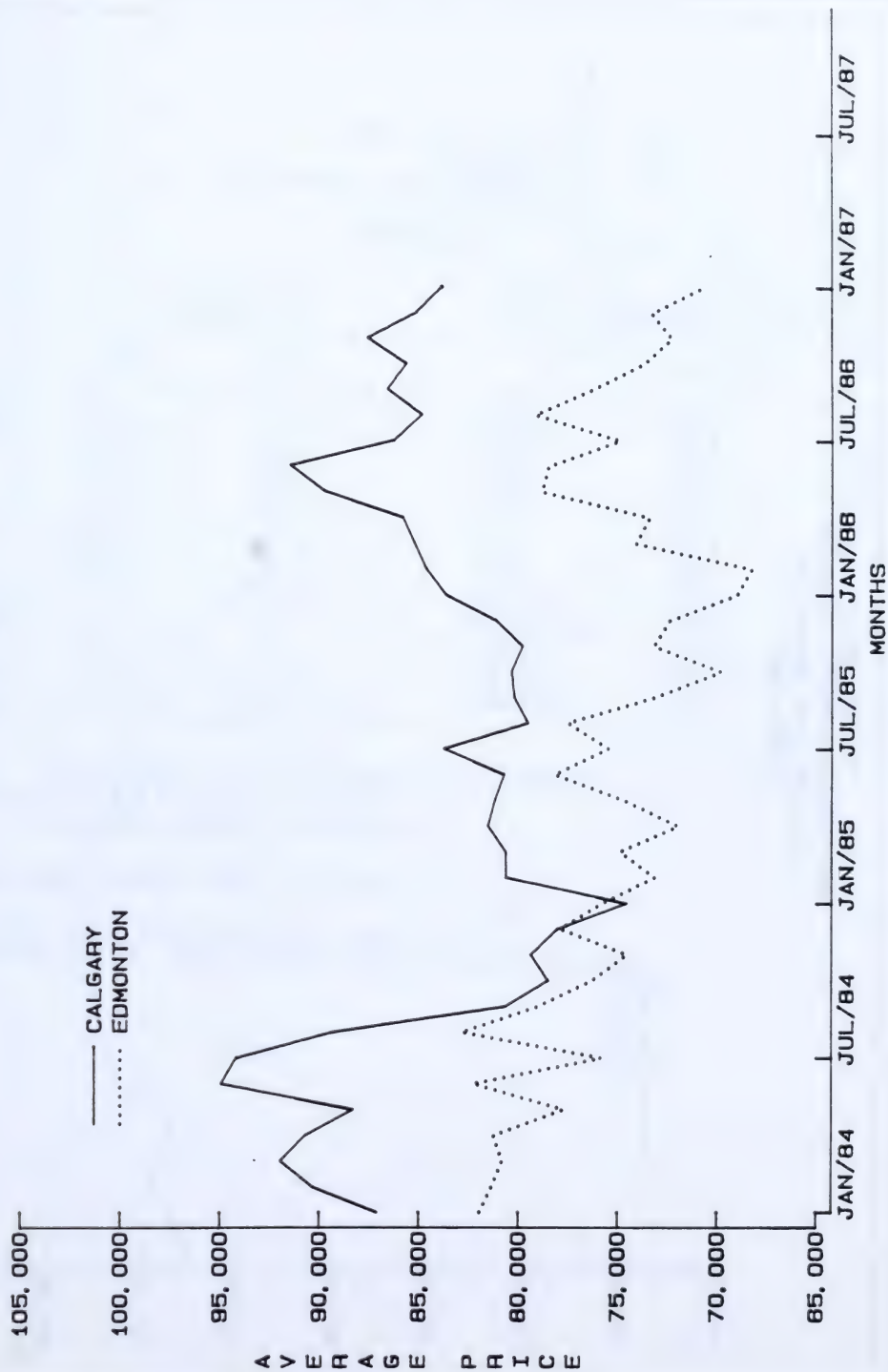


FIGURE 13
NEW HOUSING PRICE INDICES
CALGARY AND EDMONTON
(1981=100)

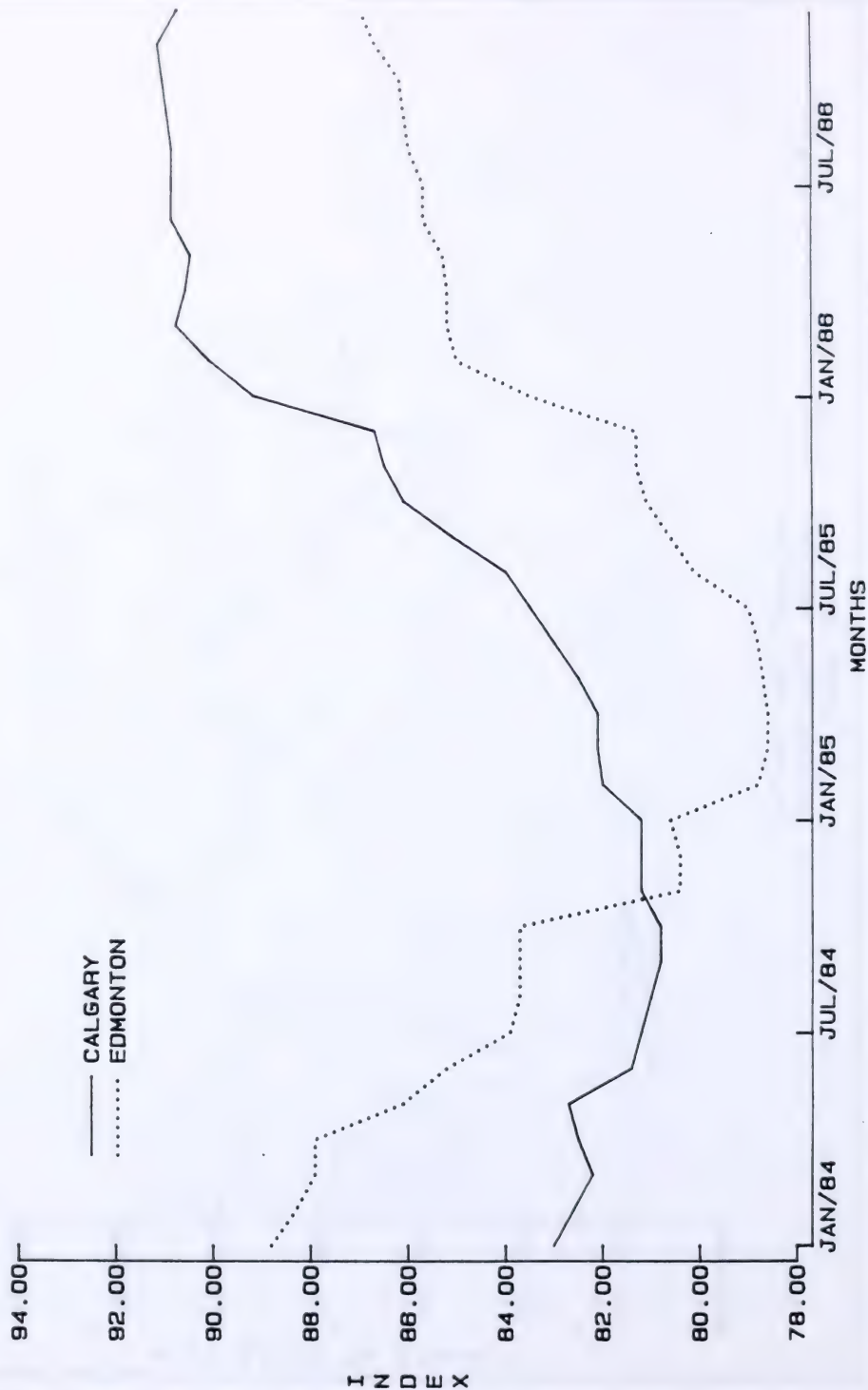


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0	90.9	JUNE	78.8	85.7
JULY	83.5	90.9	JULY	79.0	85.7
AUGUST	84.0	90.9	AUGUST	80.1	86.0
SEPTEMBER	85.1	91.0	SEPTEMBER	80.6	86.1
OCTOBER	86.1	91.1	OCTOBER	81.1	86.2
NOVEMBER	86.5	91.2	NOVEMBER	81.3	86.7
DECEMBER	86.7	90.8	DECEMBER	81.3	87.0

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

ALBERTA

APR - 3 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1987

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

FEBRUARY 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
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* * * *

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* * * *

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Highlights

Urban Alberta

- ° Housing starts in February increased 6% from the month before to 283 units, but still 33% behind last year's levels.
- ° Total starts for the first two months decreased 43% to 551 from 959 for 1986. Multiples declined 63% while singles dropped 41%.
- ° Units under construction in February fell from the preceding month to 1,910 units, down 25% over the same period last year.

Calgary

- ° Calgary's starts amounted to 101 units (all single family) last month, up 4% from the previous month, but down 43% compared to February of 1986.
- ° Total starts to date declined 51% to 198 units from 402 for 1986. Six multiples were started for the first two months of the year compared to only 2 in 1986. However, single family starts showed a drop of 52% over last year.
- ° Housing under construction decreased further to 991 units from 1,045 the month before. Inventory of newly completed and unoccupied housing also decreased to 203 units with a slight increase in the rate of absorption.
- ° The resale housing market was extremely active as indicated by the ratio of sales to listings which reached .63 and the 22% increase in sales over February 1986.
- ° The average resale house price increased to \$87,966 from \$83,922 in January. The new housing price index also increased to 91.0 in January.

Edmonton

- ° Edmonton's housing starts rose 15% from the previous month to 130 units, but still 33% lower than February 1986.
- ° Total starts for the year declined 42% compared to the same period 1986 due entirely to decreases in multiple family starts.
- ° Housing under construction fell 14% from the month before to 622 units. However, inventory of newly completed and unoccupied housing increased 5% to 120 units despite that the rate of absorption reached a very high level of 65% last month.
- ° In the resale housing market, the number of houses sold jumped 47% to 703 units over the January figure of 477, although this level of sales was slightly lower than February 1986.
- ° The average selling price also increased to \$74,346 last month, up 9% and 5% from both the February 1986 and January 1987 average prices. The new housing price index remained at 87.0 in January, after several months of increases.

TABLE 1

FEB-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	101	0	0	0	101	-43
CAMROSE	1	0	0	0	1	0
EDMONTON M.A.	130	0	0	0	130	-33
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	5	0	0	0	5	25
LEDUC **						
LETHBRIDGE	7	0	0	0	7	17
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	8	0	0	0	8	-33
RED DEER	12	0	14	0	26	63
SPRUCE GROVE **						
WETASKIWIN	4	0	0	0	4	*
OTHER CENTRES ***	1	0	0	0	1	*
TOTAL	269	0	14	0	283	-33

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 1A
CUMULATIVE STARTS - CALGARY

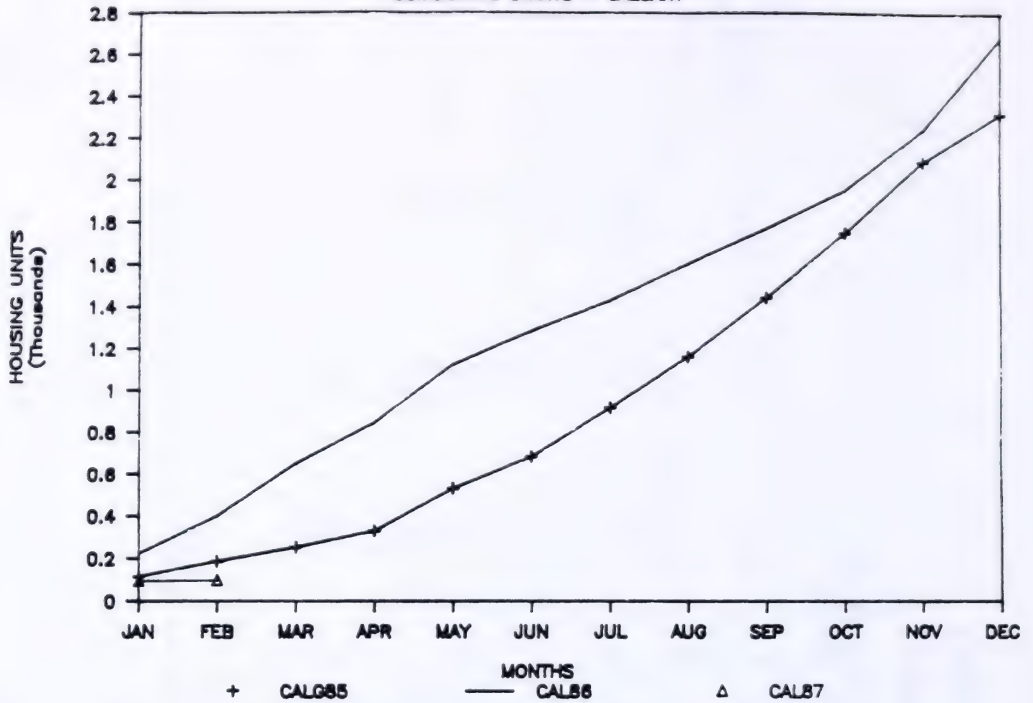


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

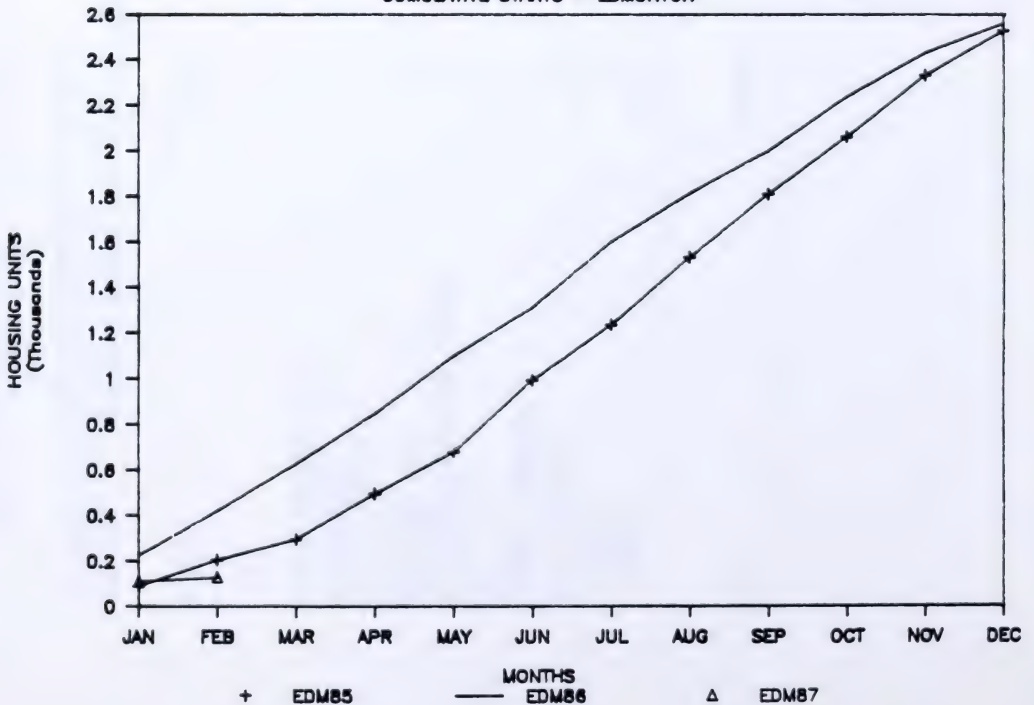


TABLE 2

FEB-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	
CALGARY	400	192	2	6	0	0	0	402	198
CAMROSE	1	3	0	0	0	0	0	1	3
EDMONTON M.A.	359	243	24	0	37	0	0	420	243
FORT MCMURRAY	6	0	0	0	0	0	0	6	0
GRANDE PRAIRIE	21	10	0	0	0	0	0	21	10
LEDUC **	4		0	0	0	0	0	4	
LETHBRIDGE	14	19	0	0	0	0	0	14	19
LLOYDMINSTER(ALTA. PART)	13	1	0	0	0	0	0	13	1
MEDICINE HAT	17	20	2	0	0	0	0	19	20
RED DEER	29	25	2	0	21	27	0	52	52
SPRUCE GROVE **	7		0	0	0	0	0	7	
WETASKIWIN	0	4	0	0	0	0	0	0	4
OTHER CENTRES ***	0	1	0	0	0	0	0	0	1
TOTAL	871	518	30	6	58	27	0	959	551
PERCENT CHANGE BY TYPE		-41		-80		-53			-43

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

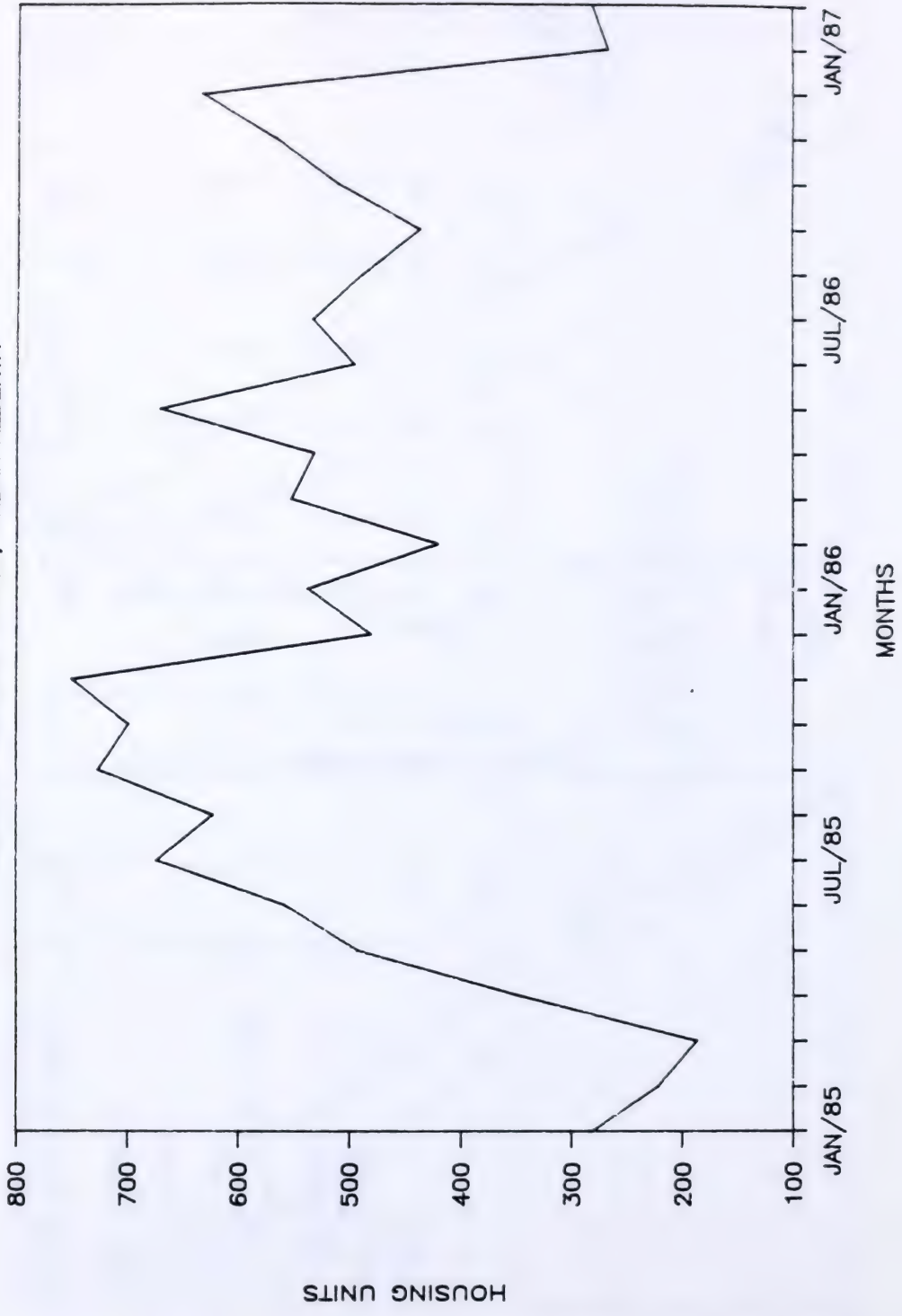


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	283	-33
MARCH	553		
APRIL	532		
MAY	671		
JUNE	496		
JULY	534		
AUGUST	489		
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	551	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS URBAN ALBERTA

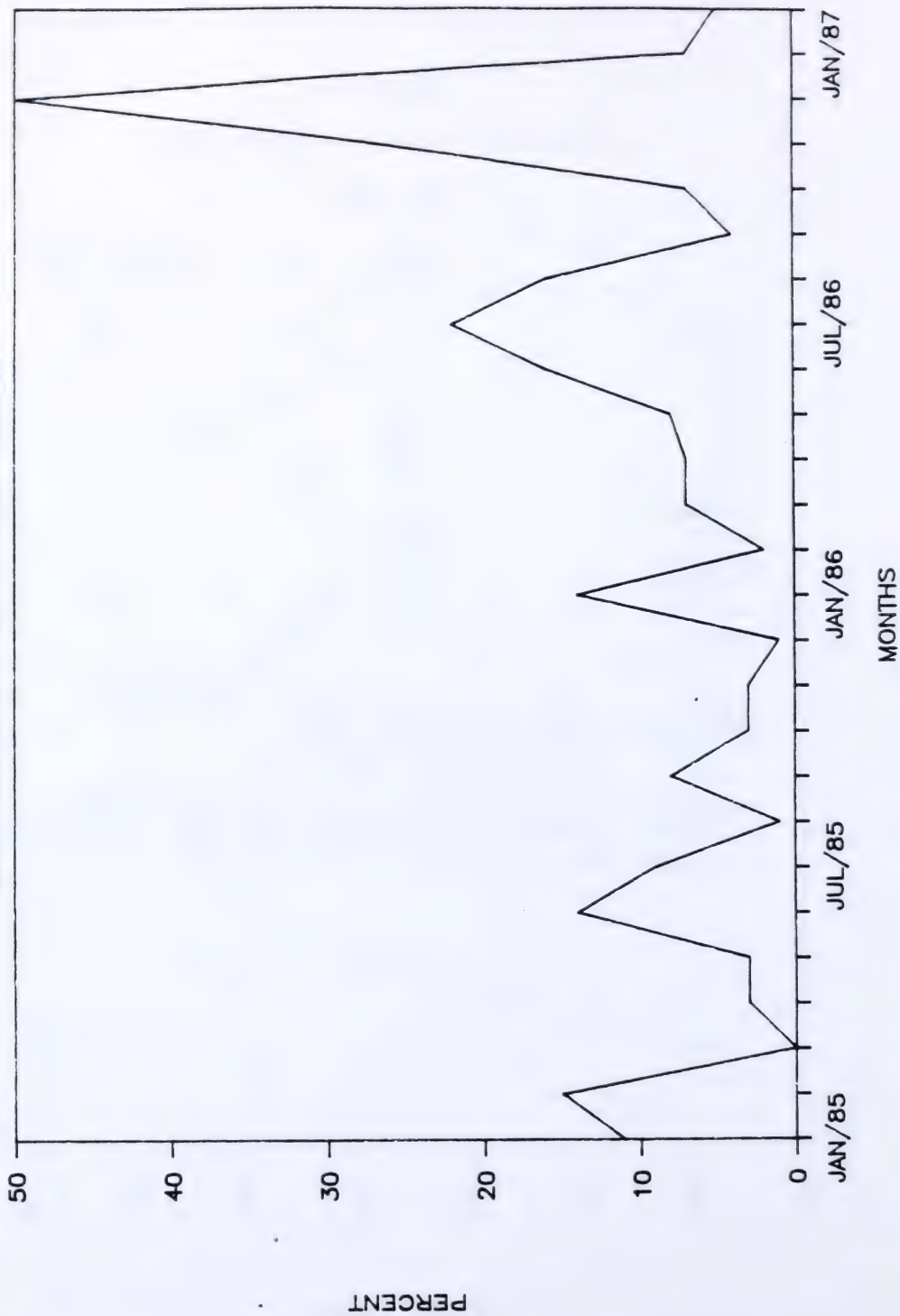


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	283	269	14	5
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	551	518	33	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4
MULTIPLES AS % OF TOTAL STARTS, CALGARY

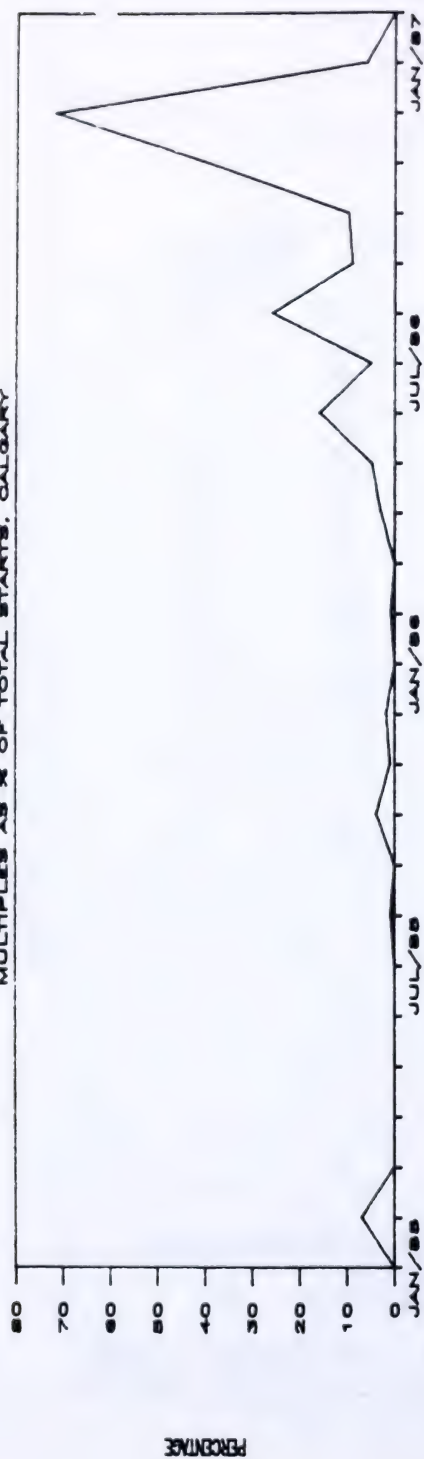


FIGURE 4B
MULTIPLES AS % OF TOTAL STARTS EDMONTON

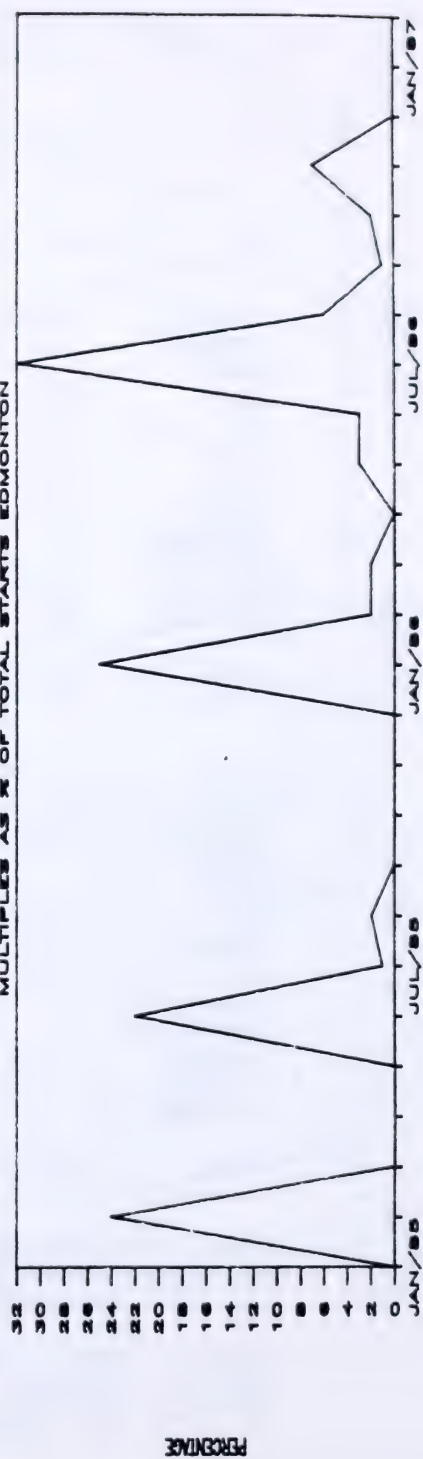


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON (METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	225	225	0	0		JANUARY	225	168	57	25	
FEBRUARY	177	175	2	1		FEBRUARY	195	191	4	2	
MARCH	251	251	0	0		MARCH	207	203	4	2	
APRIL	196	190	6	3		APRIL	222	221	1	0	
MAY	278	263	15	5		MAY	252	244	8	3	
JUNE	159	134	25	16		JUNE	212	206	6	3	
JULY	146	138	8	5		JULY	288	195	93	32	
AUGUST	176	130	46	26		AUGUST	213	200	13	6	
SEPTEMBER	169	153	16	9		SEPTEMBER	186	184	2	1	
OCTOBER	176	159	17	10		OCTOBER	238	234	4	2	
NOVEMBER	286	172	114	40		NOVEMBER	193	179	14	7	
DECEMBER	440	122	318	72		DECEMBER	130	130	0	0	
TOTAL	2679	2112	567	21		TOTAL	2561	2355	206	8	
1987						EDMONTON (METRO)					
CALGARY											
JANUARY	97	91	6	6		JANUARY	113	113	0	0	
FEBRUARY	101	101	0	0		FEBRUARY	130	130	0	0	
MARCH						MARCH					
APRIL						APRIL					
MAY						MAY					
JUNE						JUNE					
JULY						JULY					
AUGUST						AUGUST					
SEPTEMBER						SEPTEMBER					
OCTOBER						OCTOBER					
NOVEMBER						NOVEMBER					
DECEMBER						DECEMBER					
TOTAL	198	192	6			TOTAL	243	243	0		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

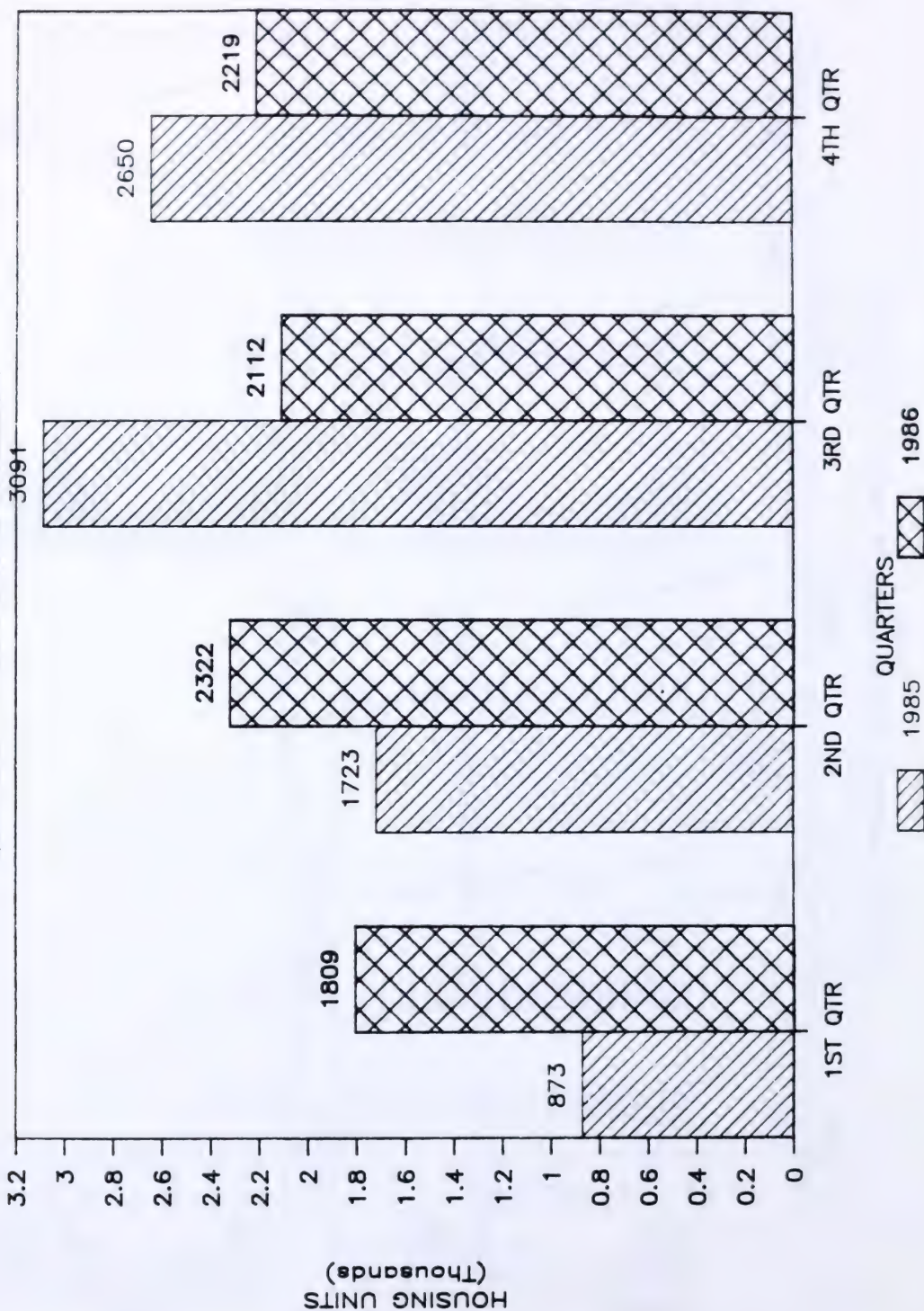


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1985 - 1986	
	1985	1986
		PERCENT CHANGE
FIRST QUARTER	873	1809
SECOND QUARTER	1723	2322
THIRD QUARTER	3091	2112
FOURTH QUARTER	2650	2219
TOTAL	8337	8462
		1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

FEB-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	113	2	0	0	115	-39
CAMROSE	2	0	0	0	2	*
EDMONTON M.A.	134	48	49	0	231	39
FORT MCMURRAY	0	2	0	0	2	-75
GRANDE PRAIRIE	8	0	0	0	8	-53
LEDUC **						
LETHBRIDGE	4	0	0	0	4	0
LLOYDMINSTER(ALTA. PART)	6	2	0	0	8	33
MEDICINE HAT	22	0	15	0	37	236
RED DEER	20	0	0	0	20	150
SPRUCE GROVE **						
WETASKIWIN	1	0	0	0	1	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	310	54	64	0	428	4

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

TABLE 8

FEB-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	457	26	163	345	991	-19
CAMROSE	12	0	0	0	12	-83
EDMONTON M.A.	605	16	0	1	622	-27
FORT MCMURRAY	2	0	0	0	2	-97
GRANDE PRAIRIE	29	0	0	0	29	-22
LEDUC **						
LETHBRIDGE	64	2	10	0	76	15
LLOYDMINSTER ALTA. PART)	10	0	0	0	10	-82
MEDICINE HAT	33	4	23	0	60	5
RED DEER	54	6	27	0	87	13
SPRUCE GROVE **						
WETASKIWIN	6	0	0	12	18	*
OTHER CENTRES ***	3	0	0	0	3	*
TOTAL	1275	54	223	358	1910	-25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 6A
TOTAL STARTS - CALGARY

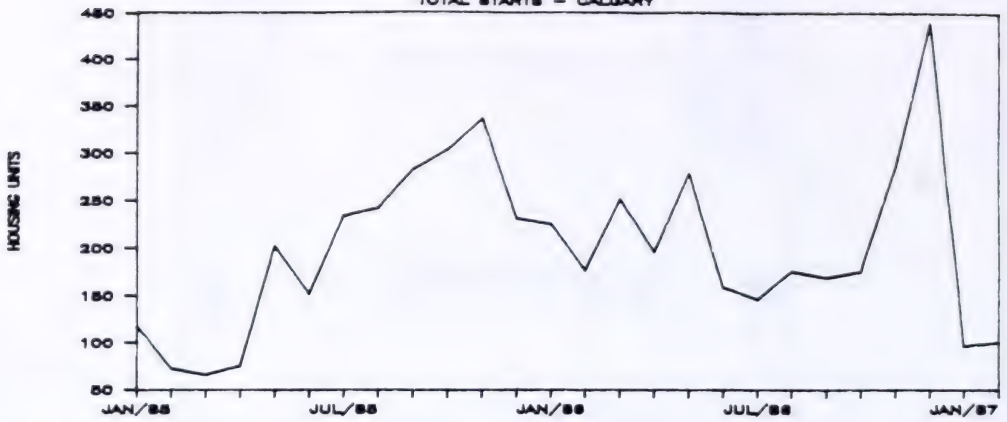


FIGURE 6B
COMPLETIONS - CALGARY

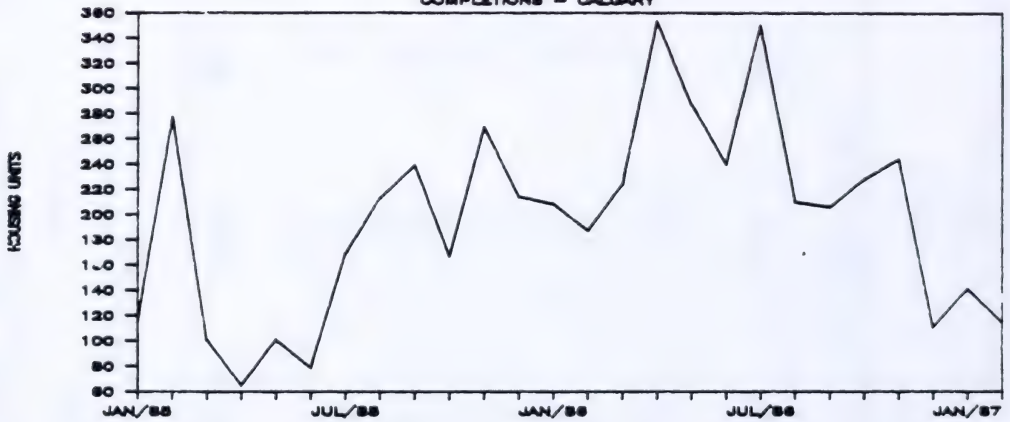


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

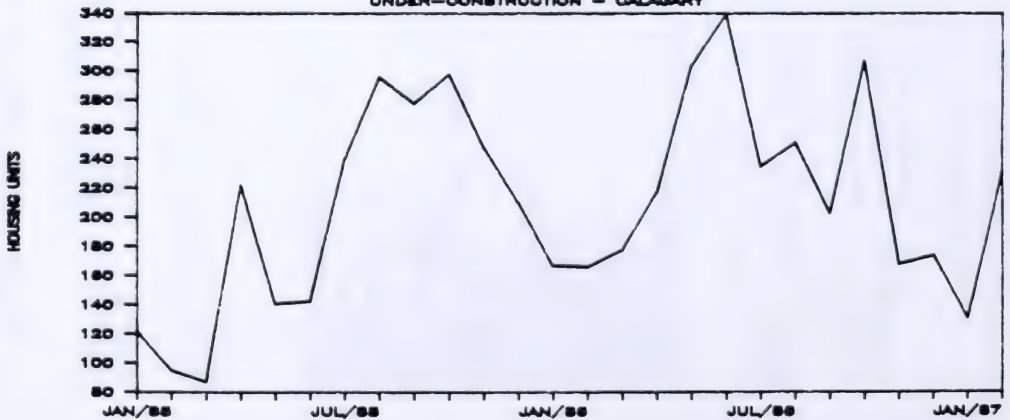


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1986			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050

1987			

JANUARY	97	141	1045
FEBRUARY	101	115	991
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
EDMONTON STARTS

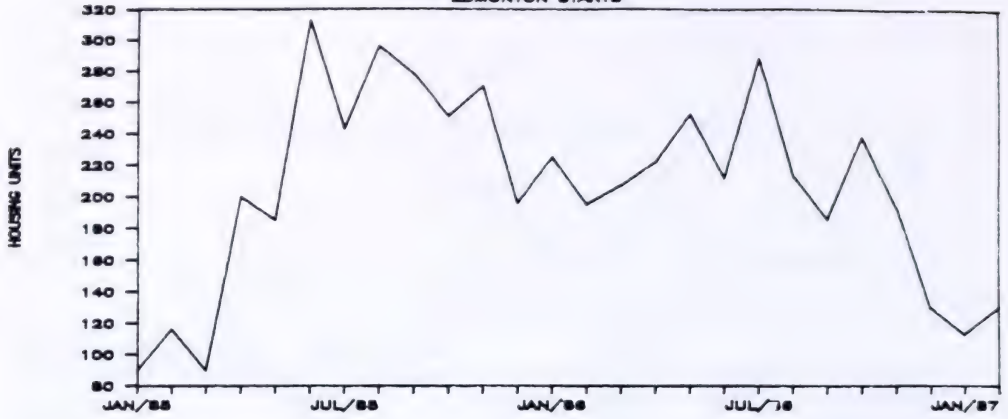


FIGURE 7B
EDMONTON COMPLETIONS

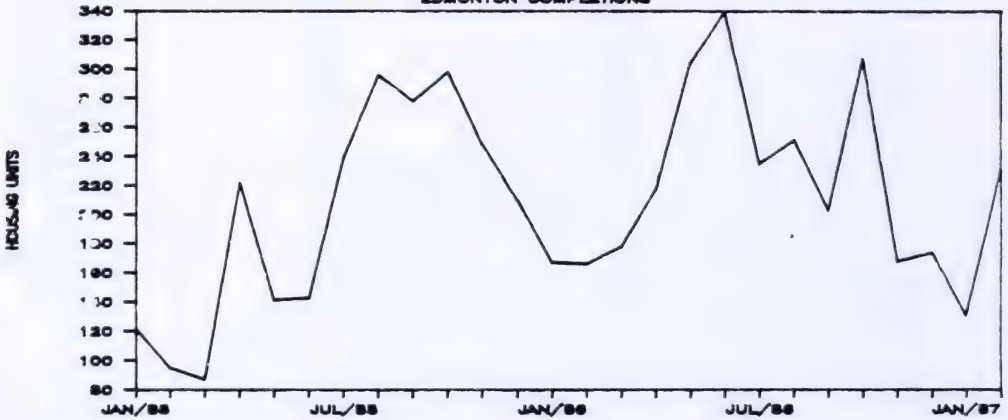


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

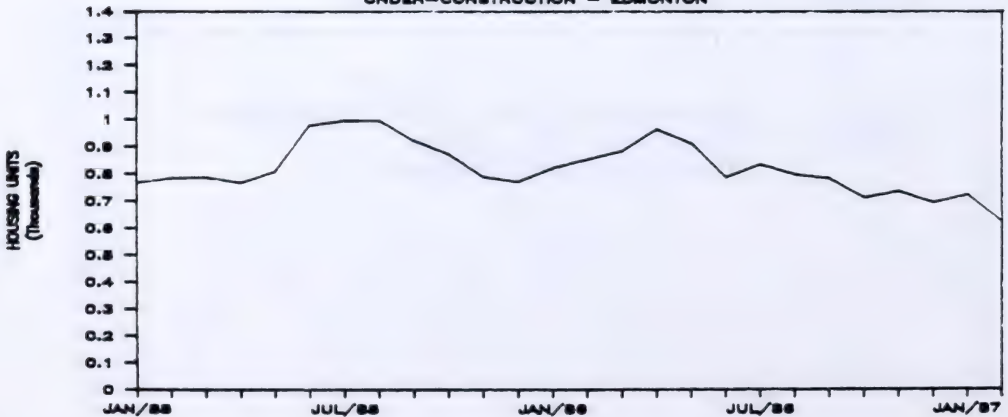


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
1987			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
NEWLY COMPLETED & UNOCCUPIED - EDMONTON

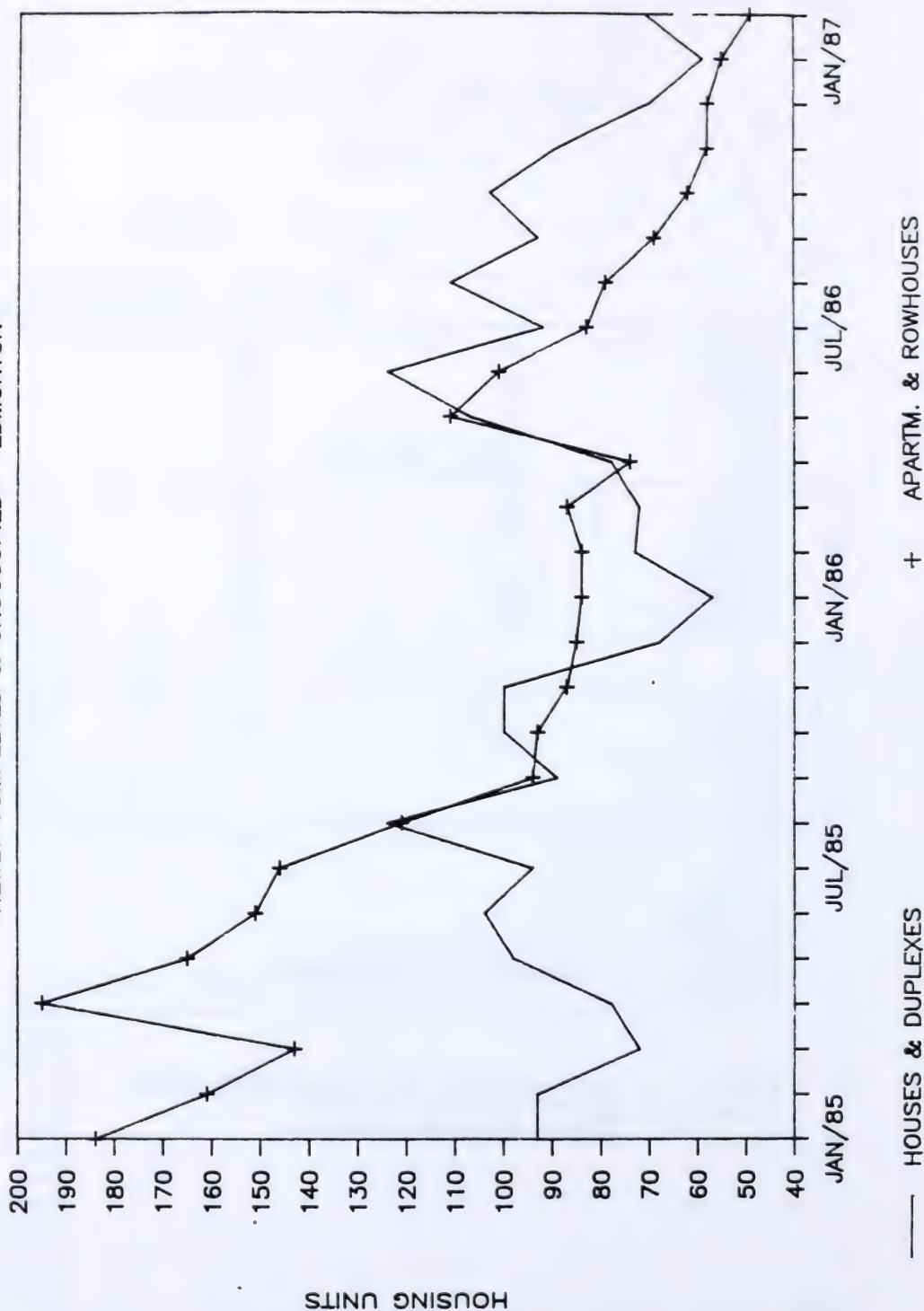


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	59	55	114	131	56
FEBRUARY	71	49	120	231	65
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

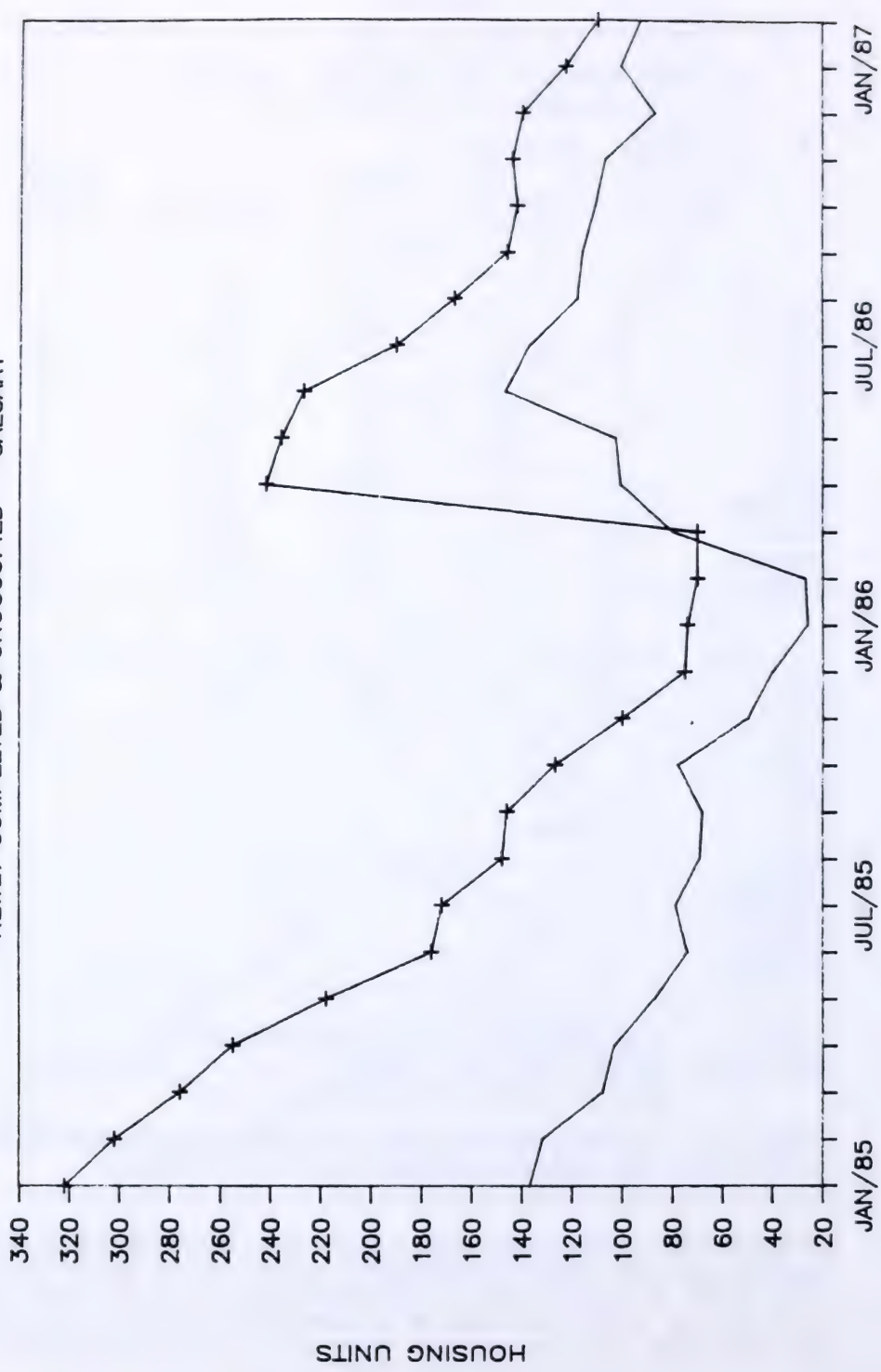
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED — CALGARY



—— HOUSES & DUPLEXES + APARTM. & ROWHOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	115	40
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS & SALES

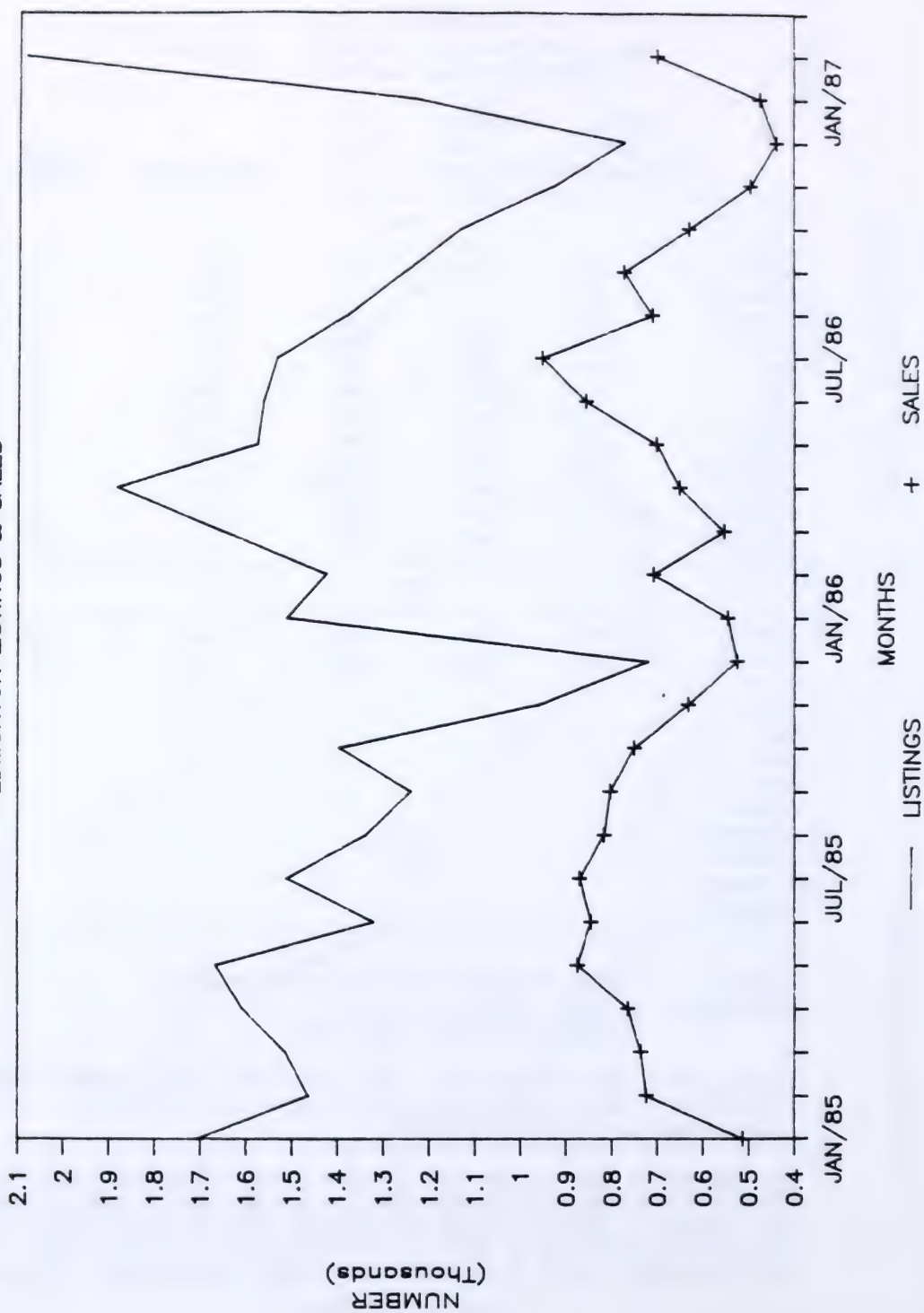


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS & SALES

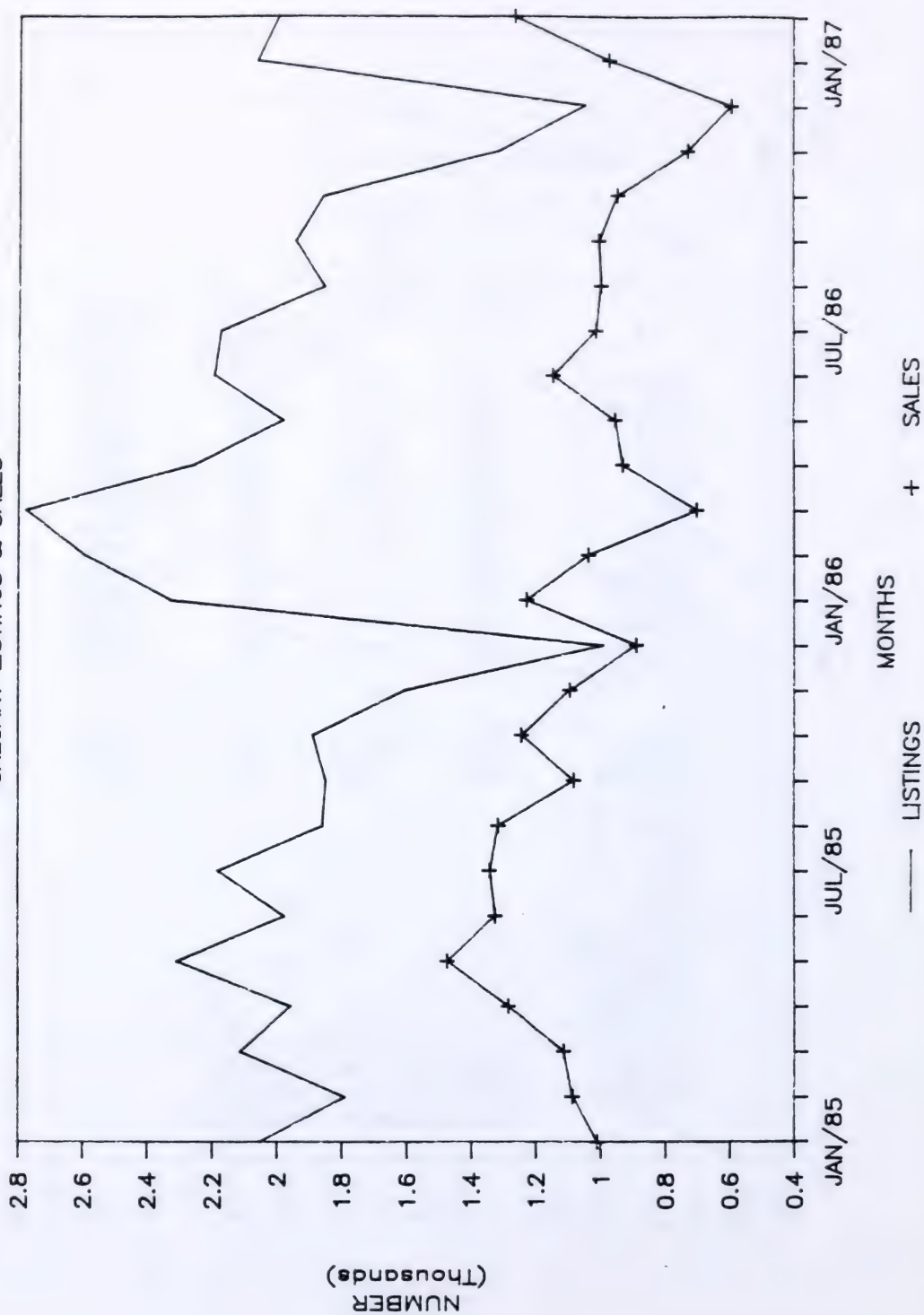


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				
1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 12
AVERAGE SALES PRICES, CALGARY & EDMONTON

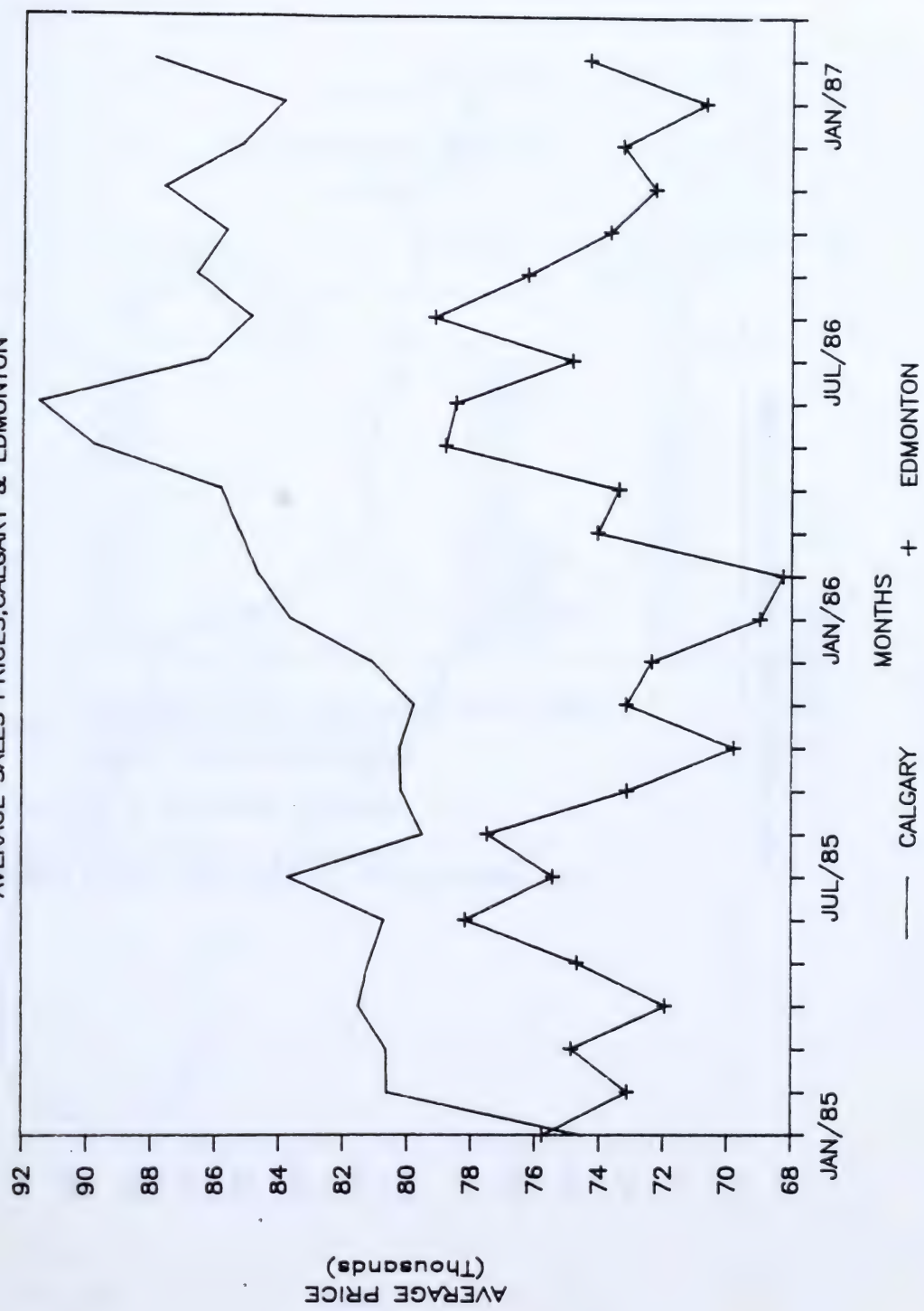


FIGURE 13
NEW HOUSE PRICE INDICES,CAL. & EDM.

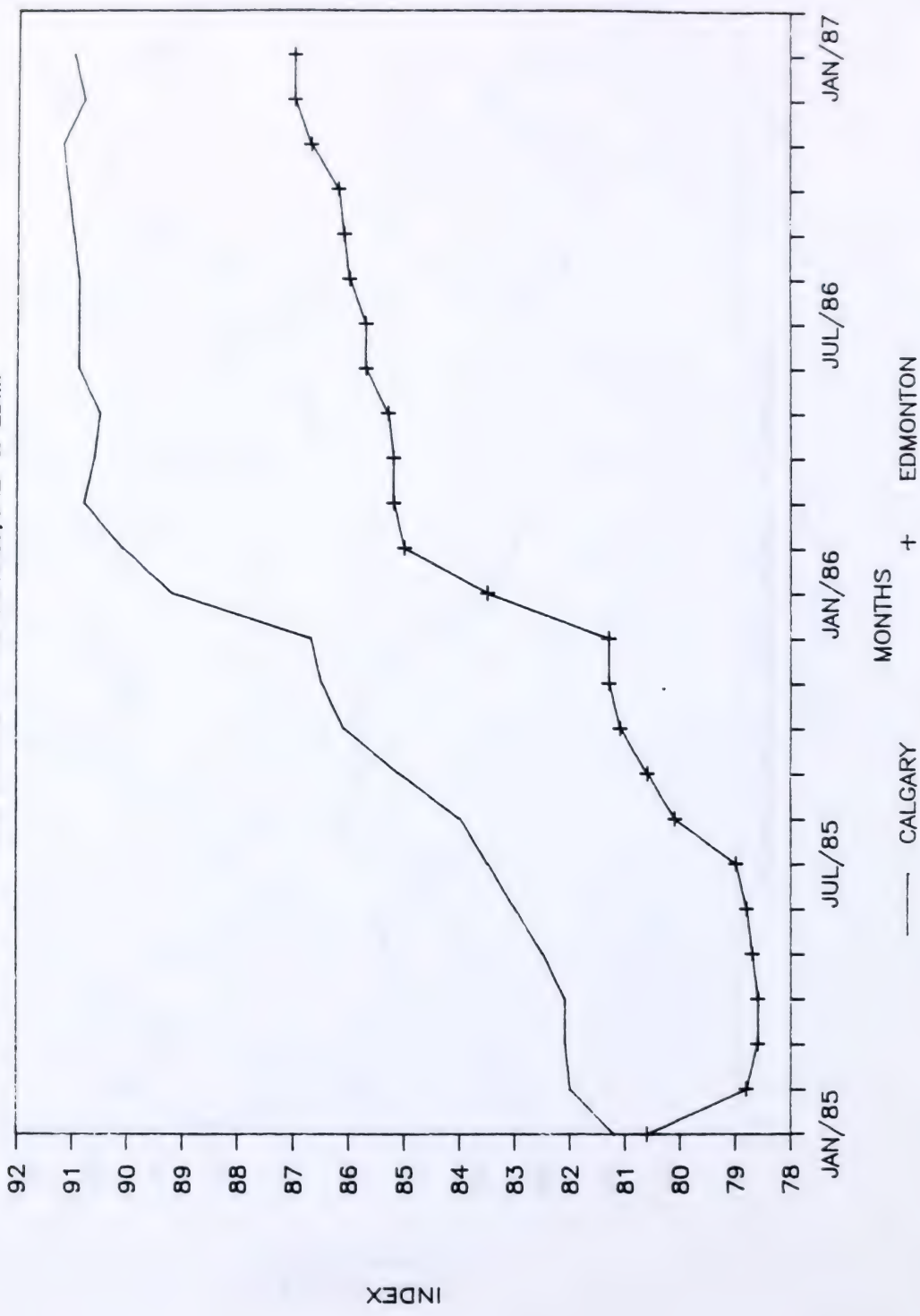


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1		FEBRUARY	85.0	
MARCH	90.8		MARCH	85.2	
APRIL	90.6		APRIL	85.2	
MAY	90.5		MAY	85.3	
JUNE	90.9		JUNE	85.7	
JULY	90.9		JULY	85.7	
AUGUST	90.9		AUGUST	86.0	
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

MAY - 5 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1987



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

MARCH 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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* * * *

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Highlights

Urban Alberta

- Housing starts for Urban Alberta jumped sharply to 472 units in March, up 65% from 286 the month before, but fell 15% in comparison with 553 units a year ago.
- Total starts for the first quarter dropped 32% to 1,026 units from 1,512 for 1986. Both singles and multiples were down 33% and 23% respectively.
- Camrose and Lethbridge were the only two centres recorded an increase in housing starts for the first three months of this year.
- Units under construction in March increased 3% from the preceeding month to 2,021 units. Multiples accounted for one third (673 units) of the total.

Calgary

- Calgary's starts improved sharply to 214 units last month, but still 15% below March 1986 levels.
- Total starts to date decreased 36% to 415 units compared to 653 for 1986. Single family units declined by 38% while multiples jumped by 500%.
- Housing under construction increased to 1,078 units, up 5% from 1,026 in February. However, inventory of newly completed and unoccupied housing fell to 191 units due to a slight increase in the rate of absorption.
- In the resale housing market, 1,400 residential units were sold during the month, the highest level since May of 1985. The ratio of sales to listings also reached a yearly high to .65 last month.

- ° The average selling price continued to increase to \$90,228 from \$87,966 last month. The new house price index also showed a slight increase to 91.1 in February.

Edmonton

- ° Edmonton's housing starts in March rose a meager 1% to 210 units over 207 for 1986. This marks the first time that a year-to-year increase has been recorded since May of 1986.
- ° However, total starts for the first quarter still showed a 28% drop to 453 units compared to 627 in 1986. Both single and multiple family starts also showed decreases.
- ° Housing under construction increased to 690 units, up 11% from 622 the month before. Inventory of newly completed and unoccupied units decreased marginally to 113 units with the rate of absorption also decreased to 56% compared to 66% the month before.
- ° Resale housing market activity increased again last month with 761 units sold, up 37% over the same month last year. The ratio of sales to listings reached .52 compared to .34 in February.
- ° The average selling price in March was \$74,105, little change from the previous month. The new house price index however increased to 88.0 in February.

TABLE 1

MAR-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	208	6	0	0	214	-15
CAMROSE	0	0	0	0	0	-100
EDMONTON N.A.	158	2	0	50	210	1
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	8	0	0	0	8	-47
LELUC **						
LETHBRIDGE	7	0	0	0	7	600
LLOYDMINSTER(ALTA. PART)	4	0	0	0	4	-78
MEDICINE HAT	5	0	0	0	5	-69
RED DEER	16	0	7	0	23	-12
SPRUCE GROVE **						
WETASKIWIN	1	0	0	0	1	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	407	8	7	50	472	-15

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LELUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON N.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 1A
CUMULATIVE STARTS - CALGARY

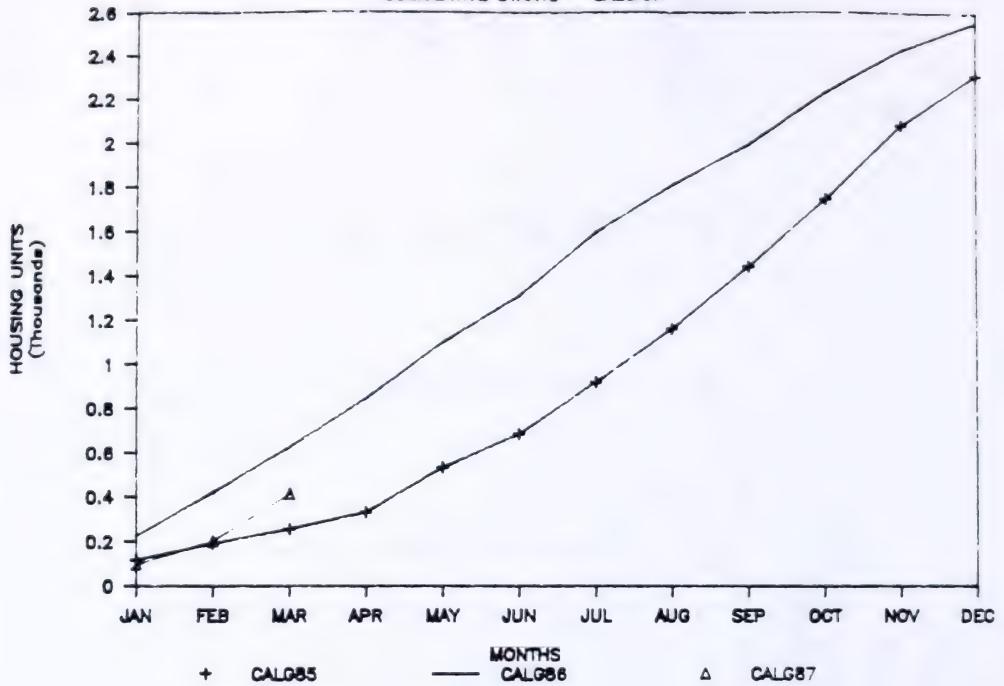


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

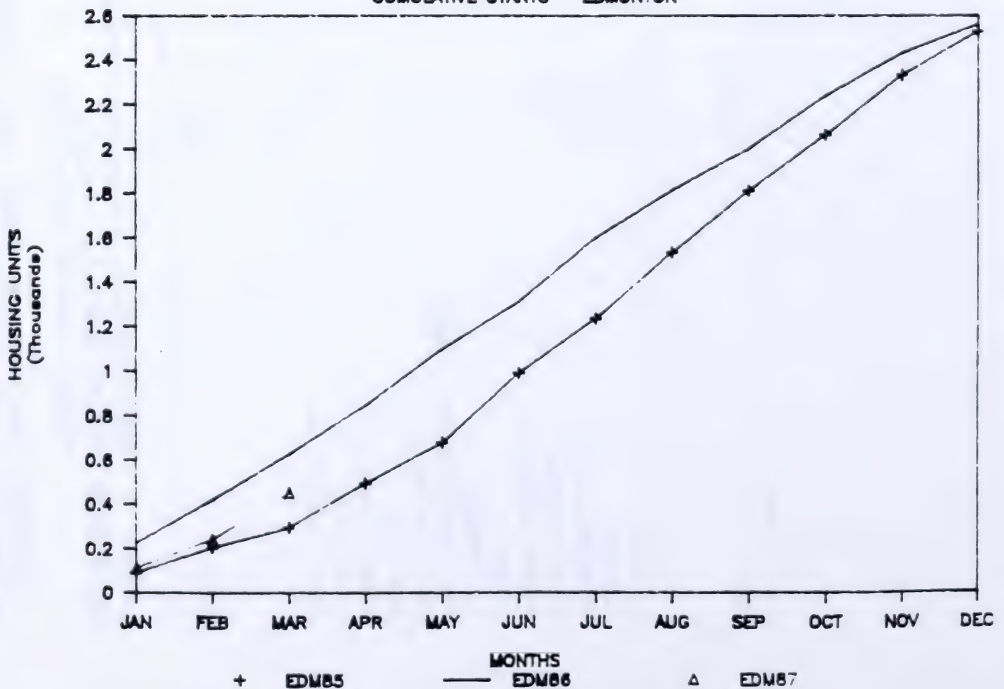


TABLE 2

MAR-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987
CALGARY	651	403	2	12	0	0	0	0	653	415
CAMROSE	2	3	0	0	0	0	0	0	2	3
EDMONTON M.A.	562	401	28	2	37	0	0	50	627	453
FORT MCMURRAY	9	0	0	0	0	0	12	0	21	0
GRANDE PRAIRIE	36	18	0	0	0	0	0	0	36	18
LEDUC **	6		0	0	0	0	0	0	6	
LETHBRIDGE	15	26	0	0	0	0	0	0	15	26
LLOYDMINSTER(ALTA. PART)	17	5	0	0	0	0	14	0	31	5
MEDICINE HAT	33	25	2	0	0	0	0	0	35	25
RED DEER	45	41	2	0	31	34	0	0	78	75
SPRUCE GROVE **	8		0	0	0	0	0	0	8	
WETASKIWIN	0	5	0	0	0	0	0	0	0	5
OTHER CENTRES ***	0	1	0	0	0	0	0	0	0	1
TOTAL	1384	928	34	14	68	34	26	50	1512	1026
PERCENT CHANGE BY TYPE		-33		-59		-50		92		-32

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

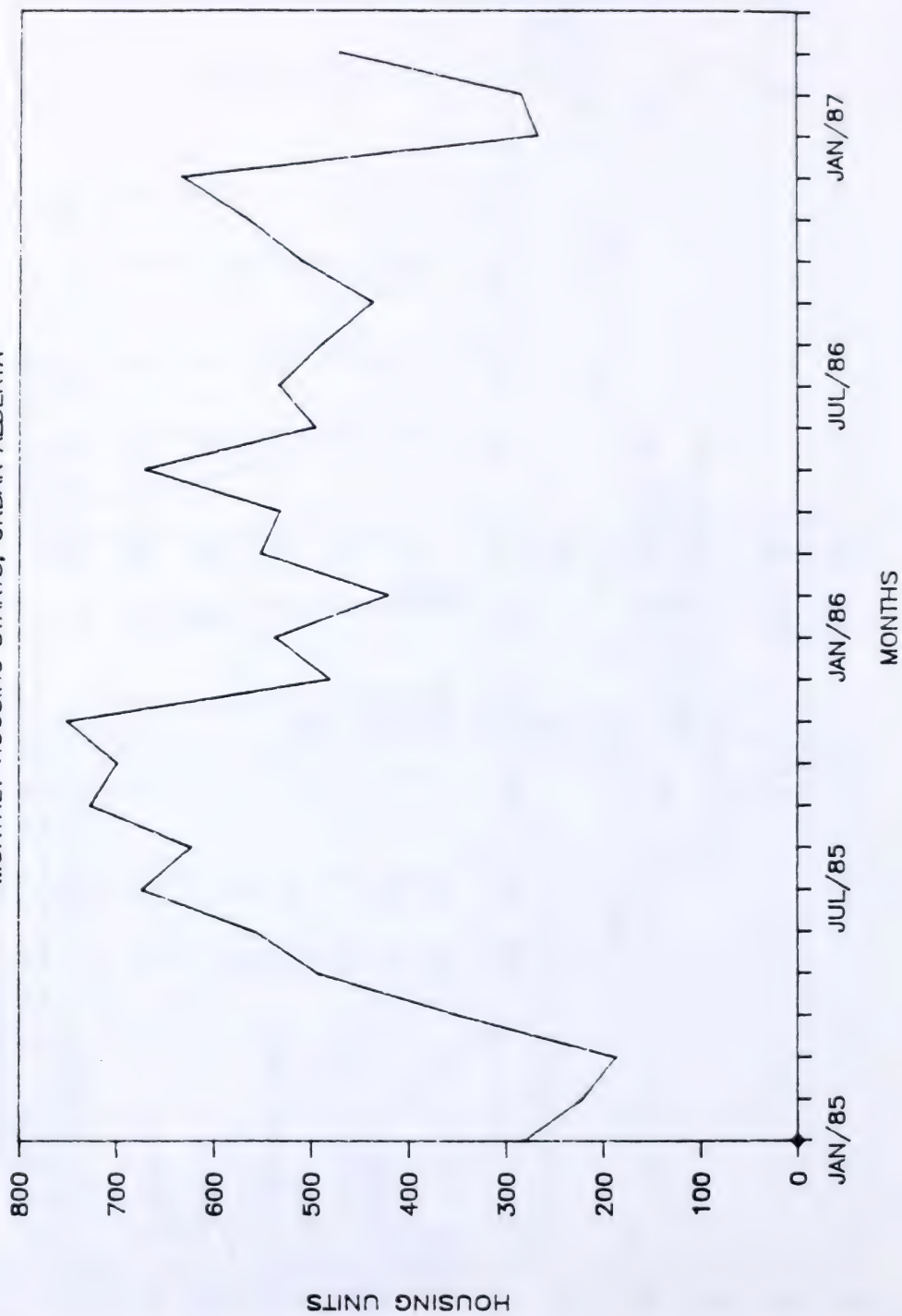


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	472	-15
APRIL	532		
MAY	671		
JUNE	496		
JULY	534		
AUGUST	489		
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	1026	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

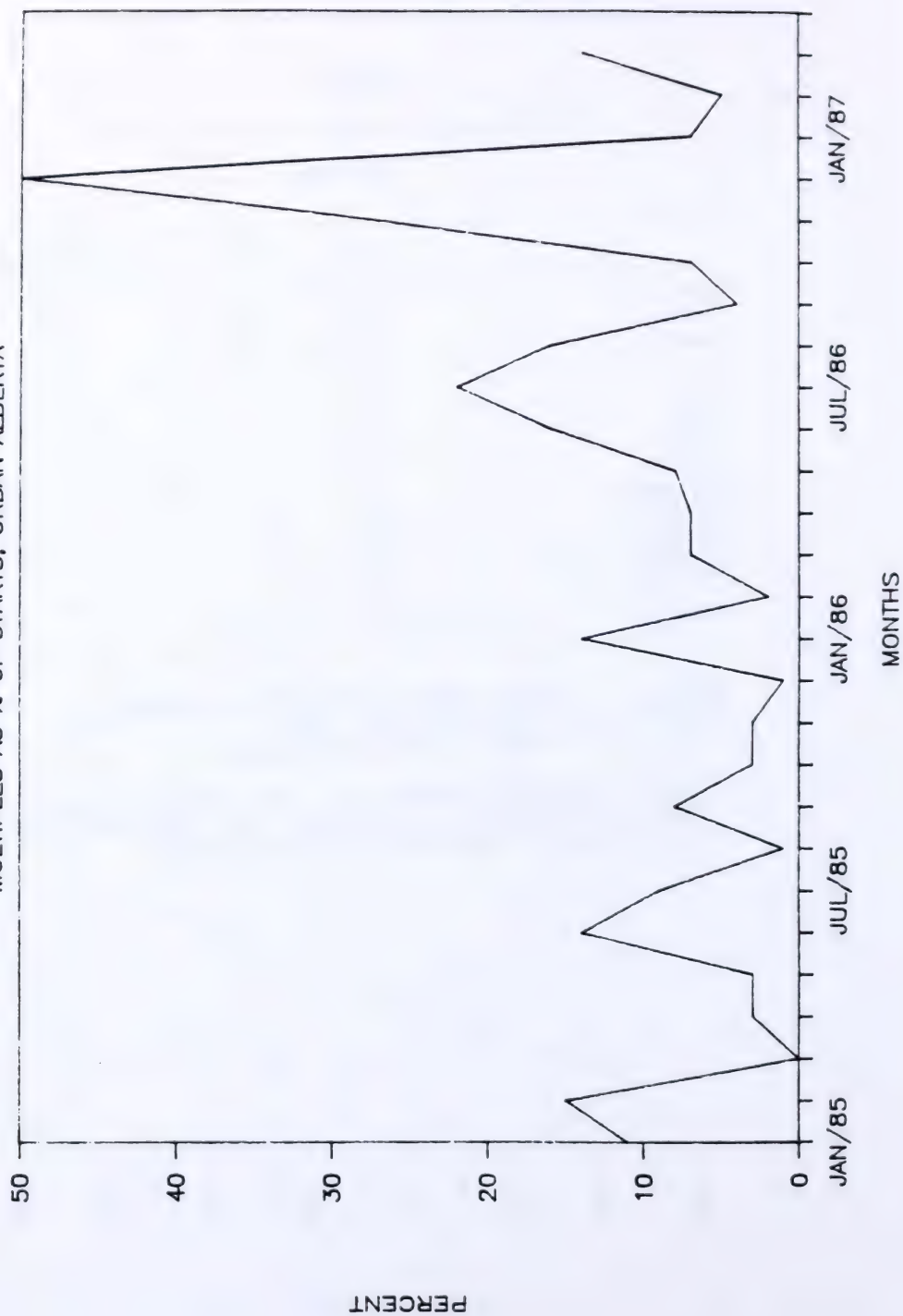


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

----- 1986-1987 -----				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16

1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	472	407	65	14
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1026	928	98	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

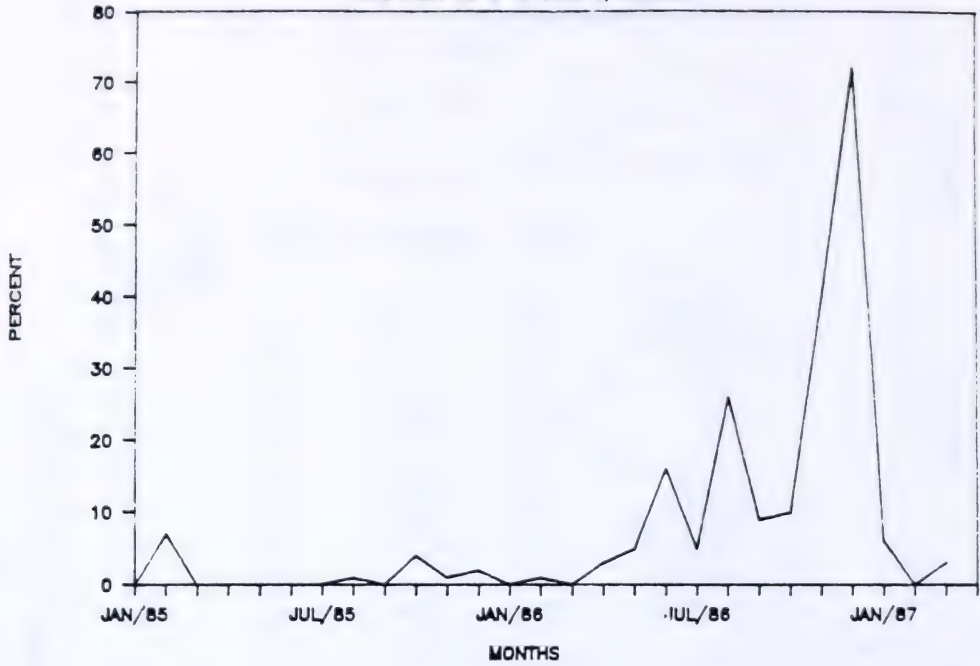


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

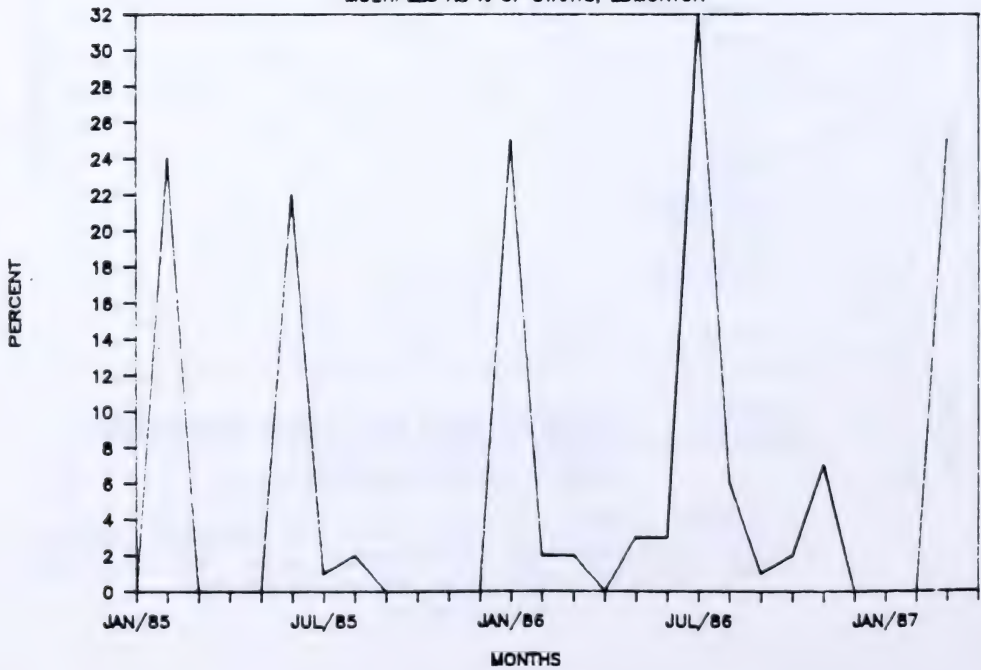


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON(METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	225	225	0	JANUARY	225	168	57	25			
FEBRUARY	177	175	1	FEBRUARY	195	191	4	2			
MARCH	251	251	0	MARCH	207	203	4	2			
APRIL	196	190	3	APRIL	222	221	1	0			
MAY	278	263	5	MAY	252	244	8	3			
JUNE	159	134	16	JUNE	212	206	6	3			
JULY	146	138	5	JULY	288	195	93	32			
AUGUST	176	130	26	AUGUST	213	200	13	6			
SEPTEMBER	169	153	9	SEPTEMBER	186	184	2	1			
OCTOBER	176	159	10	OCTOBER	238	234	4	2			
NOVEMBER	286	172	40	NOVEMBER	193	179	14	7			
DECEMBER	440	122	72	DECEMBER	130	130	0	0			
TOTAL	2679	2112	21	TOTAL	2561	2355	206	8			
1987						EDMONTON(METRO)					
CALGARY											
JANUARY	97	91	6	JANUARY	113	113	0	0			
FEBRUARY	104	104	0	FEBRUARY	130	130	0	0			
MARCH	214	208	3	MARCH	210	158	52	25			
APRIL				APRIL							
MAY				MAY							
JUNE				JUNE							
JULY				JULY							
AUGUST				AUGUST							
SEPTEMBER				SEPTEMBER							
OCTOBER				OCTOBER							
NOVEMBER				NOVEMBER							
DECEMBER				DECEMBER							
TOTAL	415	403	12	TOTAL	453	401	52				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

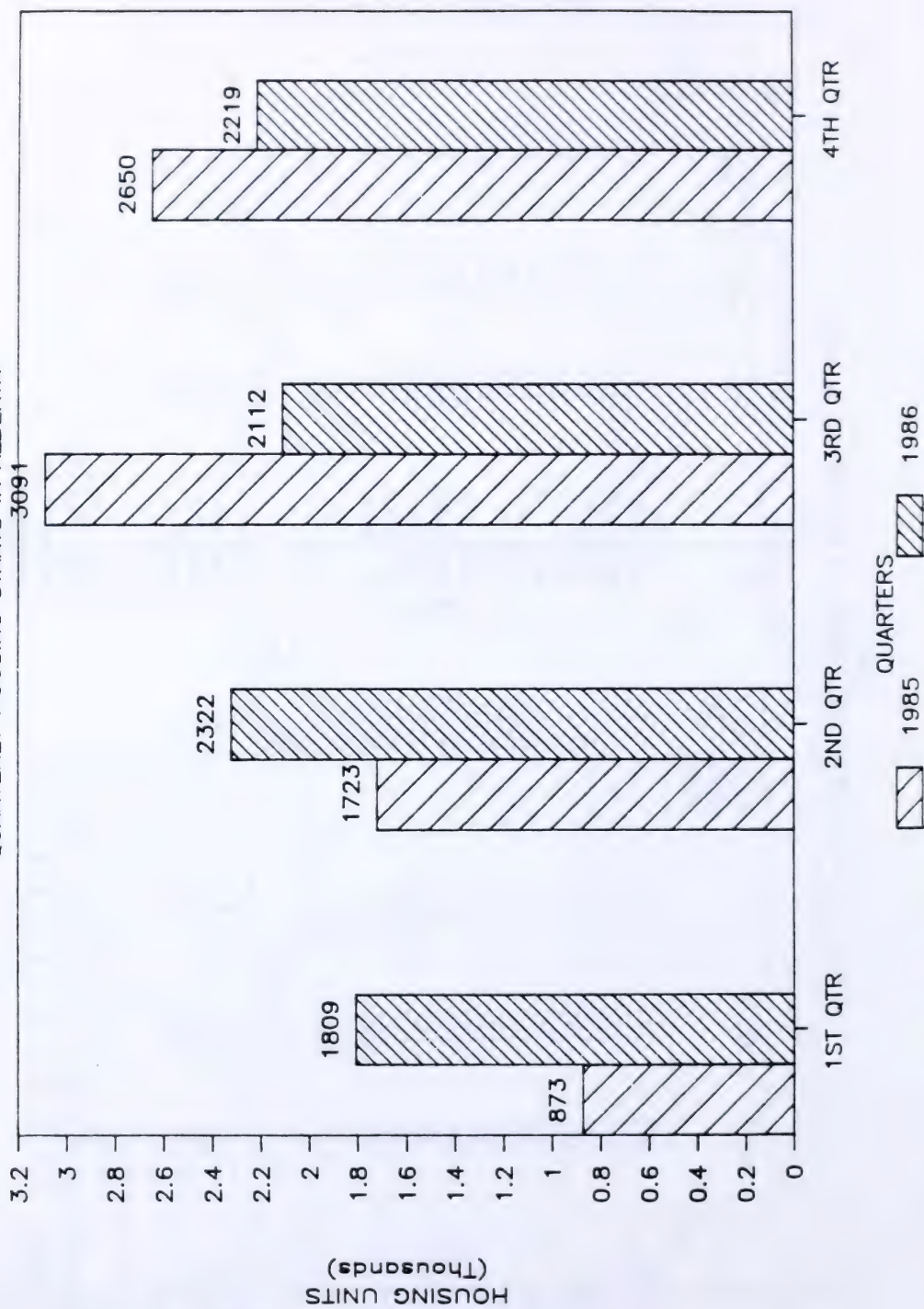


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1985 - 1986

	1985	1986	PERCENT CHANGE
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723	2322	35
THIRD QUARTER	3091	2112	-32
FOURTH QUARTER	2650	2219	-16
TOTAL	8337	8462	1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

TABLE 7

MAR-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	125	2	0	0	127	-43
CAMROSE	4	0	0	0	4	100
EDMONTON M.A.	135	6	0	0	141	-21
FORT MCMURRAY	1	0	0	0	1	-98
GRANDE PRAIRIE	6	0	0	0	6	-33
LEDUC **						
LETHBRIDGE	21	0	0	0	21	24
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	-62
MEDICINE HAT	10	0	0	0	10	-60
RED DEER	23	2	5	0	30	43
SPRUCE GROVE **						
WETASKIWIN	2	0	0	12	14	*
OTHER CENTRES ***	1	0	0	0	1	*
TOTAL	333	10	5	12	360	-34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

TABLE 8

MAR-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	540	30	163	345	1078	-14
CAMROSE	8	0	0	0	8	-88
EDMONTON M.A.	627	12	0	51	690	-22
FORT MCMURRAY	1	0	0	0	1	-96
GRANDE PRAIRIE	31	0	0	0	31	-28
LEDUC **						
LETHBRIDGE	50	2	10	0	62	24
LLOYDMINSTER (ALTA. PART)	9	0	0	0	9	-85
MEDICINE HAT	28	4	23	0	55	15
RED DEER	47	4	29	0	80	-2
SPRUCE GROVE **						
WETASKIWIN	5	0	0	0	5	*
OTHER CENTRES ***	2	0	0	0	2	*
TOTAL	1348	52	225	396	2021	-20

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA RICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 6A
TOTAL STARTS - CALGARY

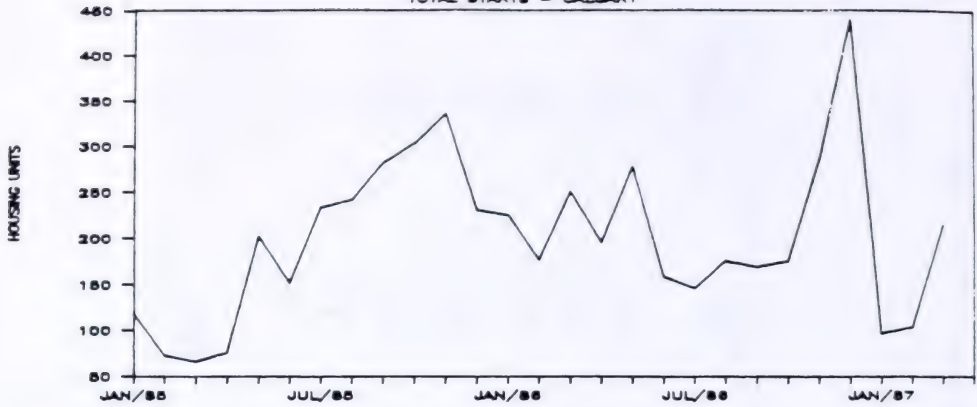


FIGURE 6B
COMPLETIONS - CALGARY

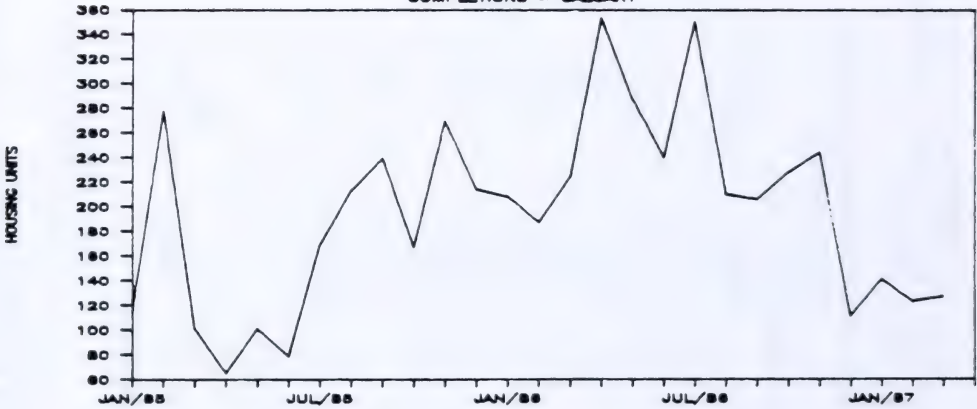


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

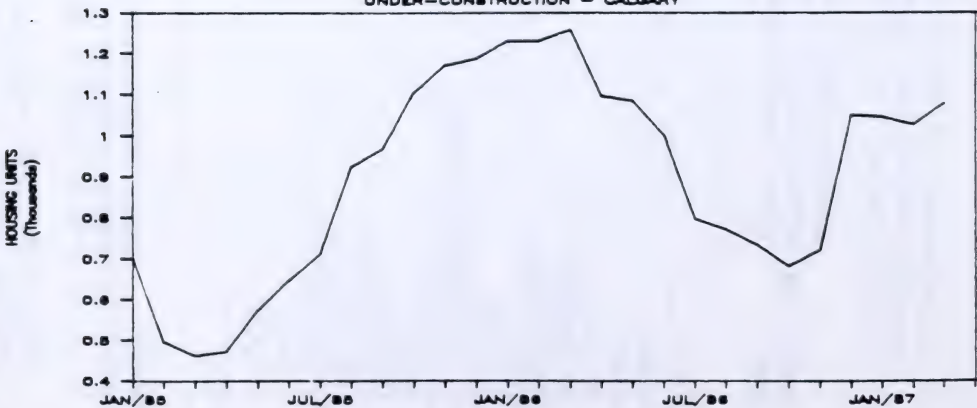


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
----- 1987 -----			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	214	127	1078
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

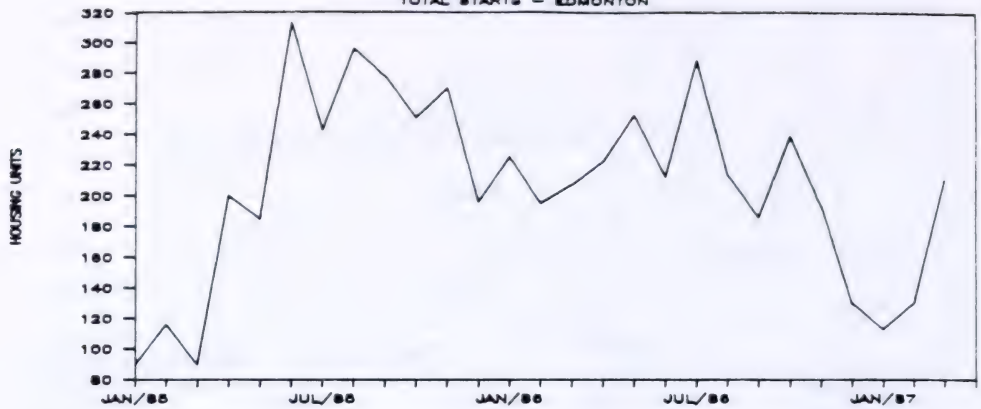


FIGURE 7B
COMPLETIONS - EDMONTON

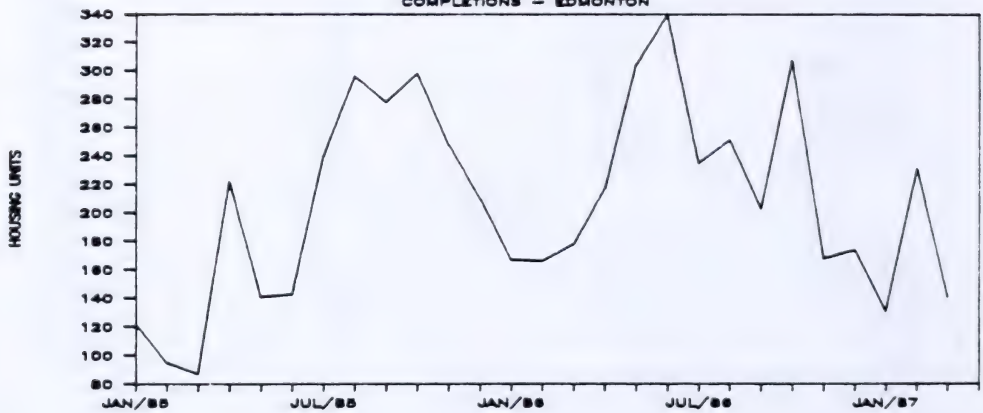


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

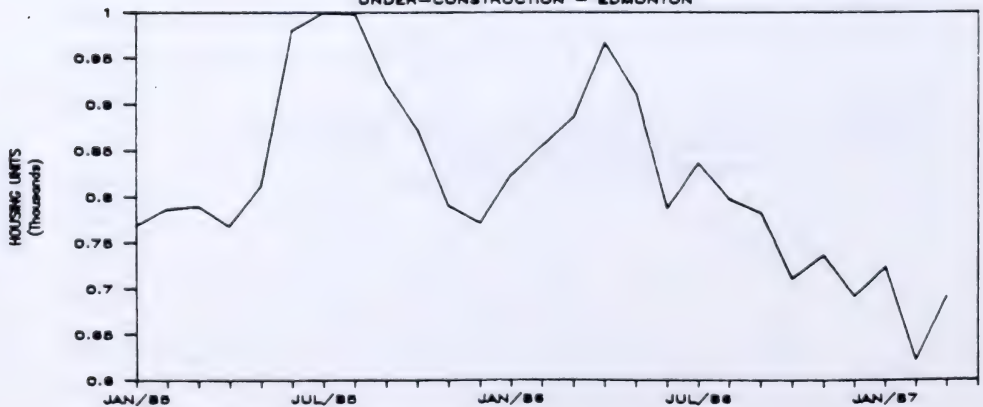


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
1987			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8 NEWLY COMPLETED & UNOCCUPIED - EDMONTON

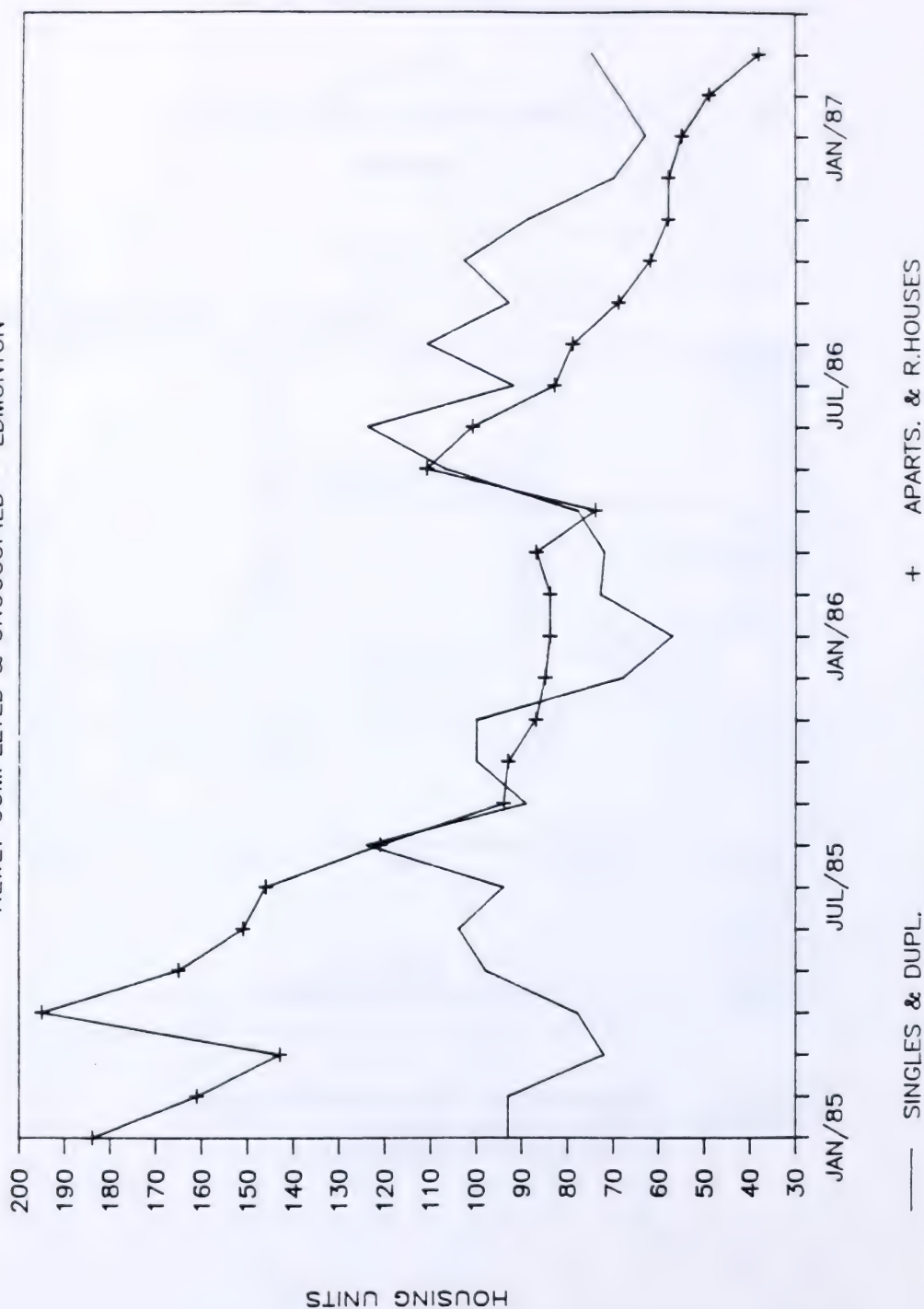


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	75	38	113	141	56
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
 **THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

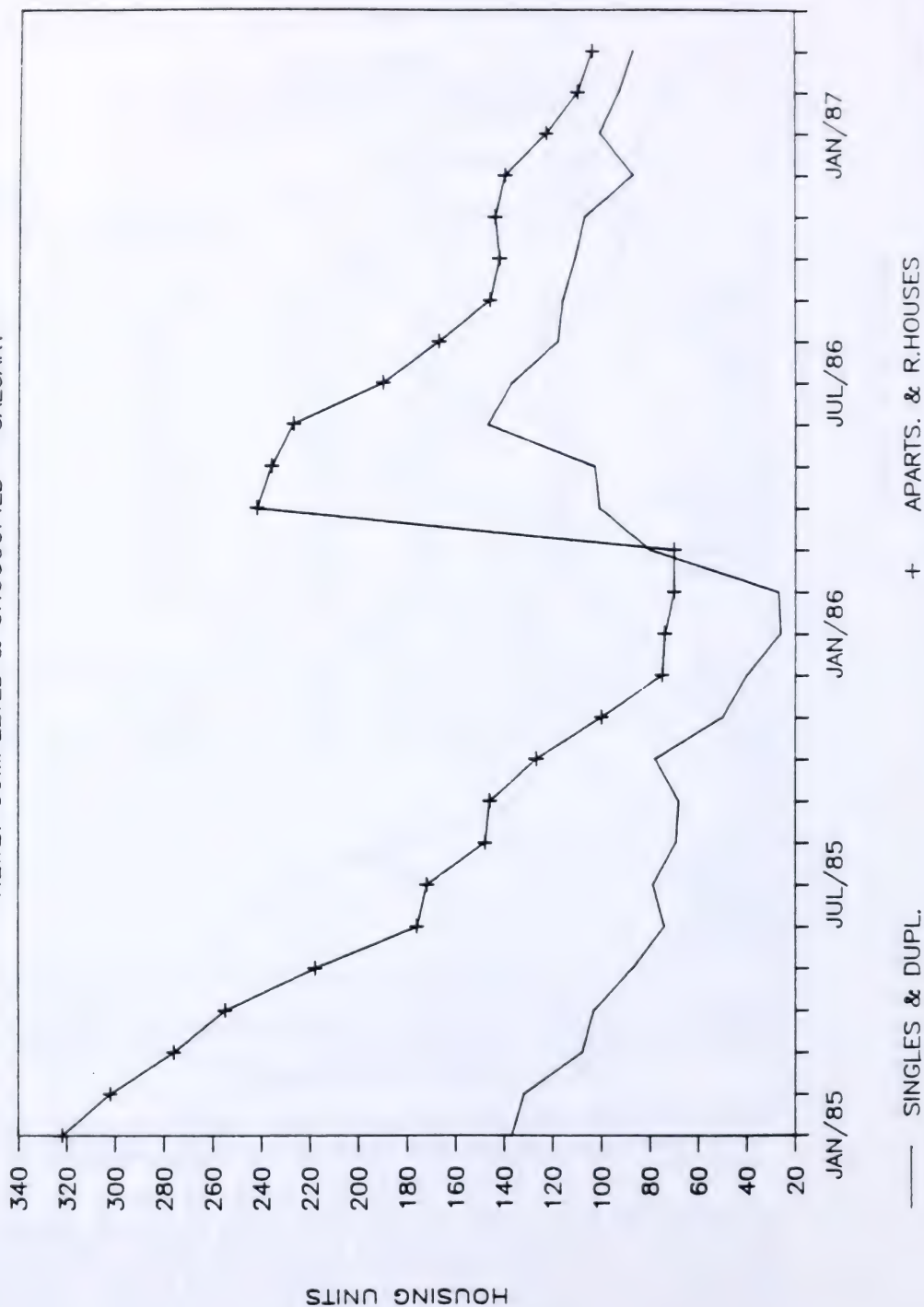


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	127	42
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
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 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS & SALES

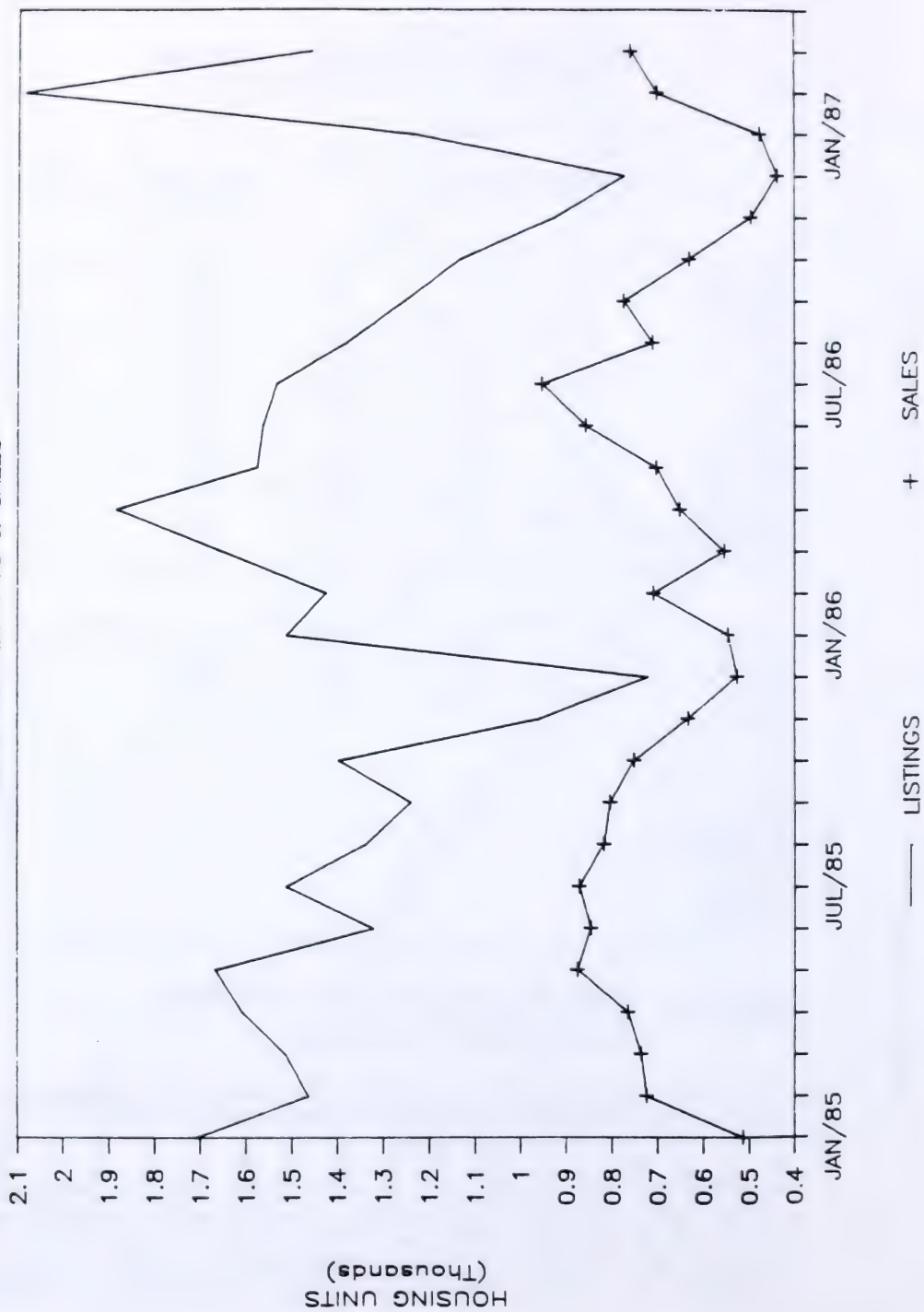


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS & SALES

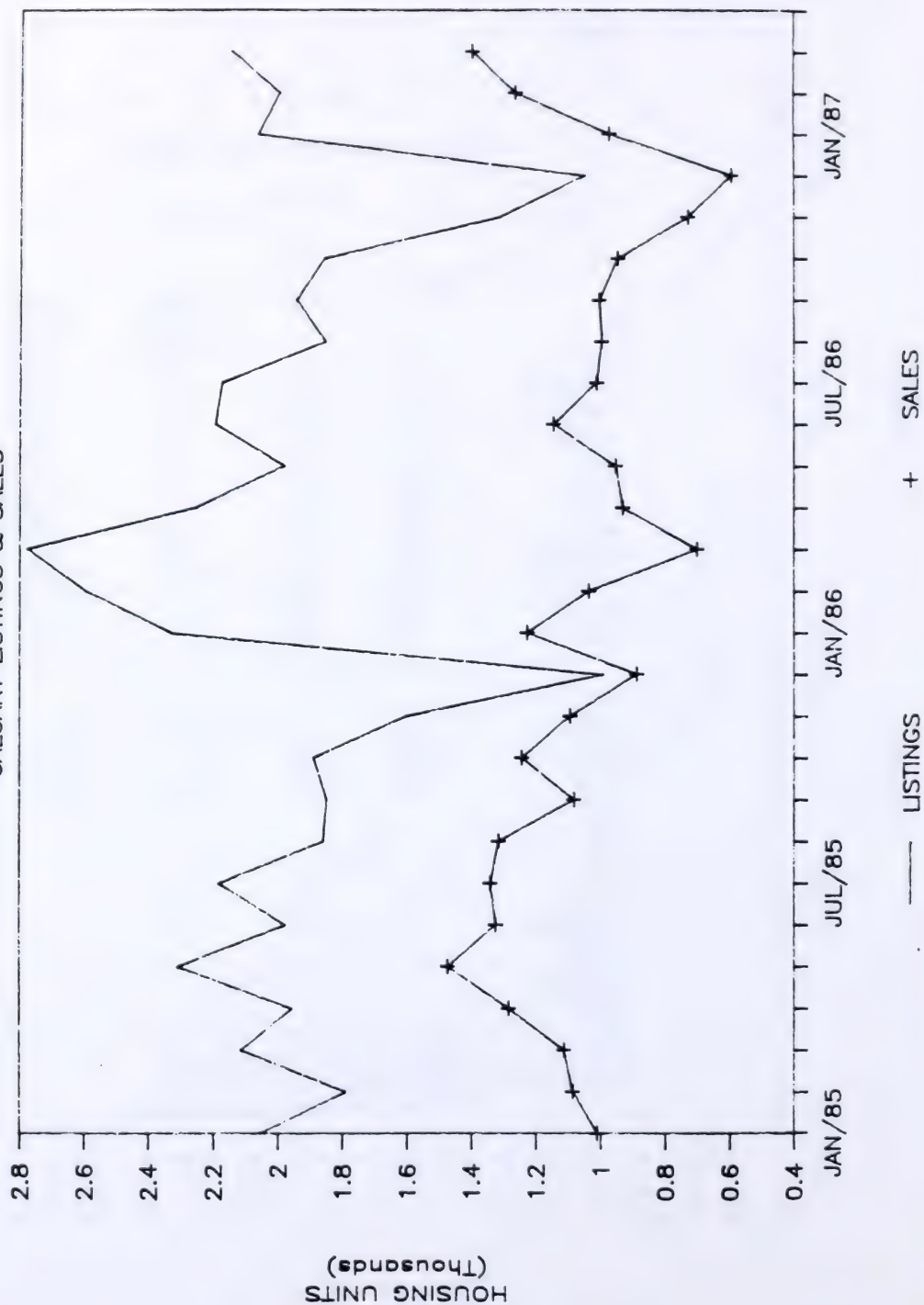


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

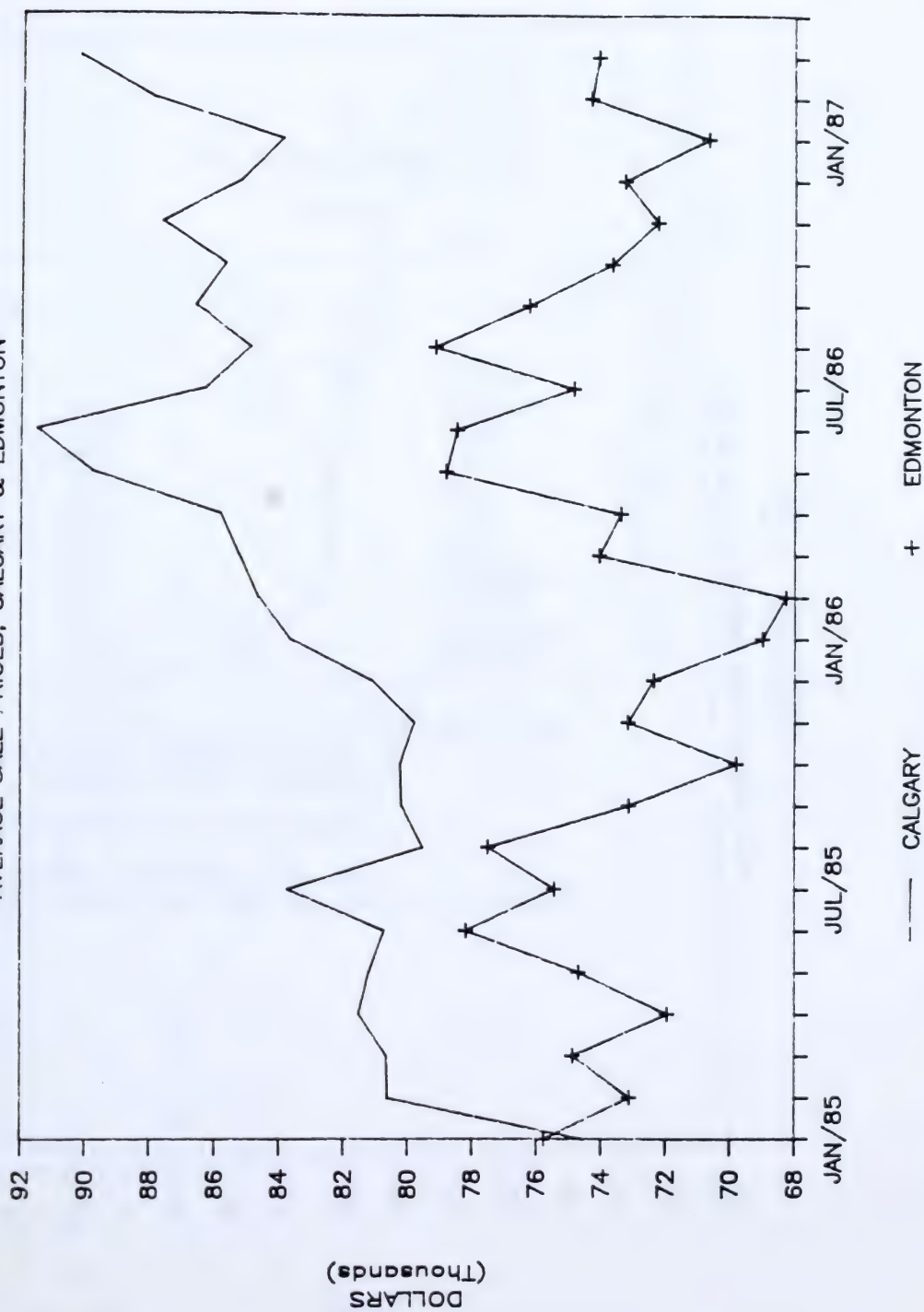


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

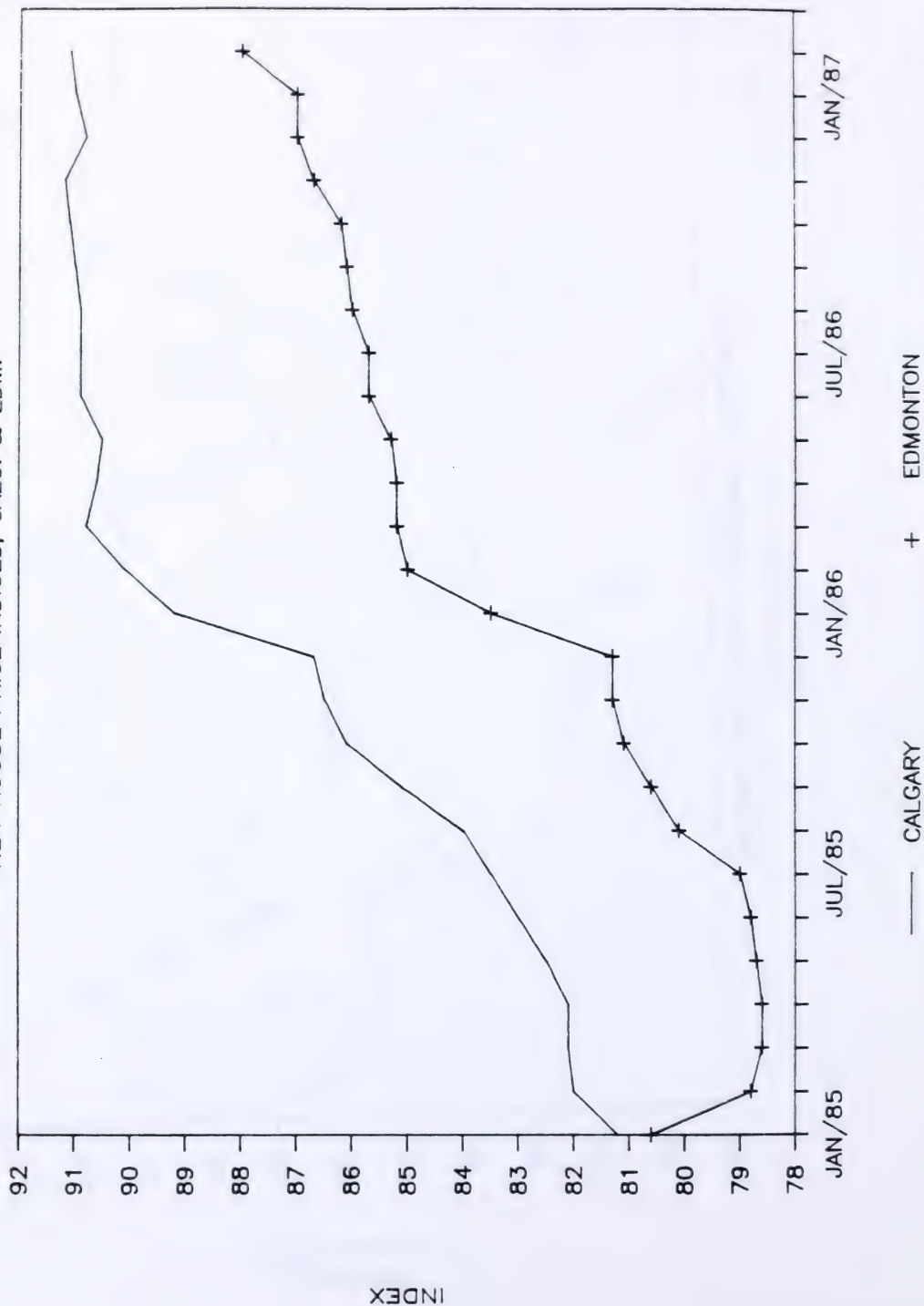


TABLE 15
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8		MARCH	85.2	
APRIL	90.6		APRIL	85.2	
MAY	90.5		MAY	85.3	
JUNE	90.9		JUNE	85.7	
JULY	90.9		JULY	85.7	
AUGUST	90.9		AUGUST	86.0	
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL1611

CANADIANA

JUN - 1 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1987

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

APRIL 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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D. Multiple Listings Service (M.L.S.)

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* * * *

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* * * *

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Highlights

Alberta

- ° In the first quarter, housing starts fell 25% from 1,809 units in 1986 to 1,352 in 1987. This marks the third consecutive quarter that a year to year decrease has been recorded.

Urban Alberta

- ° For the first time in four months, housing starts in April rose 20% to 636 units compared to 532 in 1986.
- ° Total starts to date, however, were down 18% over the previous year. Both singles and multiple family starts showed similar percentage decreases.
- ° Housing under construction in April increased 9% from the month before to 2,248 units, but dropped 4% over the same period last year.

Calgary

- ° Calgary's starts for the month of April were 179 units, down 9% in comparison with 196 units a year ago.
- ° Total starts to date also decreased by 29% to 603 units from 849 for 1986. Singles were down by 30% while multiples jumped by 75%.
- ° Housing under construction declined 2% from the previous month to 1,094 units. However, newly completed and unoccupied units showed an upward trend to 236 units in April.
- ° Resale housing market activity reached a record level last month with 1,641 units sold, up 76% over last year's figure of 933.

- ° The average selling price continued to increase to \$91,731 from \$90,228 in March. The new house price index also continued the upward trend to 92.1 in March, up 1% in one month.

Edmonton

- ° Edmonton's housing starts improved sharply to 366 units last month, a jump of 74% from the month before, and up 65% compared to April of 1986.
- ° However, total starts for the first four months still showed a 4% decrease to 819 units compared to 849 in 1986. Single family starts dropped by 4% while multiples increased by 5%.
- ° Units under construction increased to 879 units from 690 units in March. However, newly completed and unoccupied housing decreased marginally to 108 units, a reflection of the continuing high rate of absorption (62%).
- ° In the resale housing market, the number of houses sold during the month rose to 840 units, 29% higher than April 1986.
- ° The average selling price jumped sharply to \$80,239, the highest level since August 1984. The new house price index also increased to 88.2 in March.

TABLE 1

APR-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	177	2	0	0	179	-9
CAMROSE	4	0	0	0	4	300
EDMONTON M.A.	349	2	4	11	366	65
FORT McMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	8	0	0	0	8	-50
LEUC **						
LETHBRIDGE	6	0	0	0	6	-71
LLOYDMINSTER (ALTA. PART)	5	0	0	0	5	150
MEDICINE HAT	13	2	0	4	19	-52
RED DEER	33	0	13	0	46	70
SPRUCE GROVE **						
WETASKIWIN	3	0	0	0	3	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	598	6	17	15	636	20

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 1A
CUMULATIVE STARTS - CALGARY

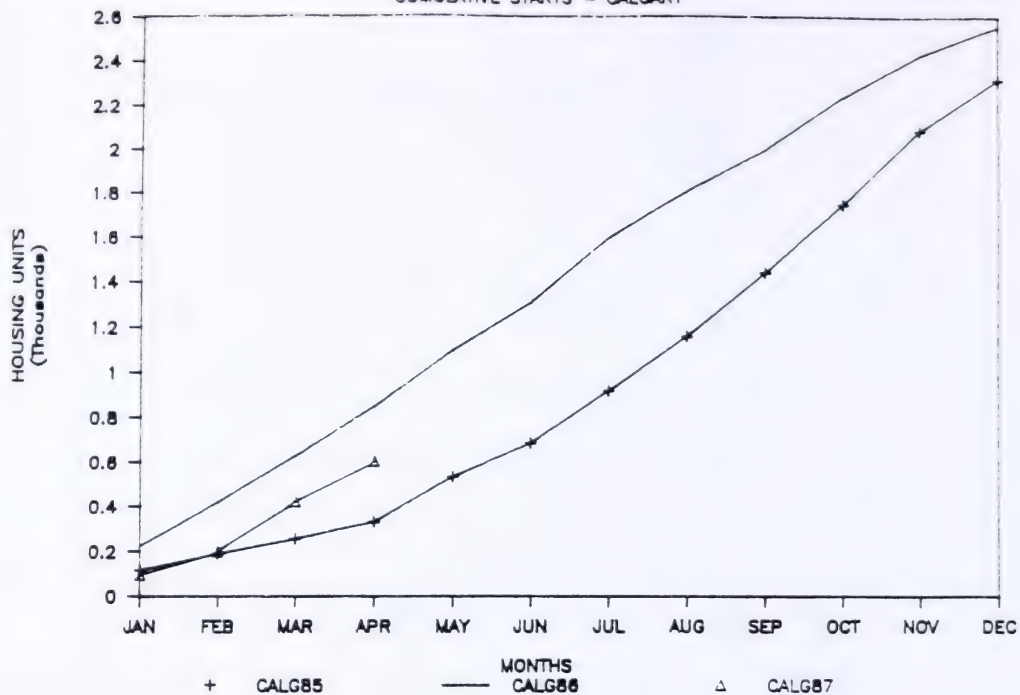


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

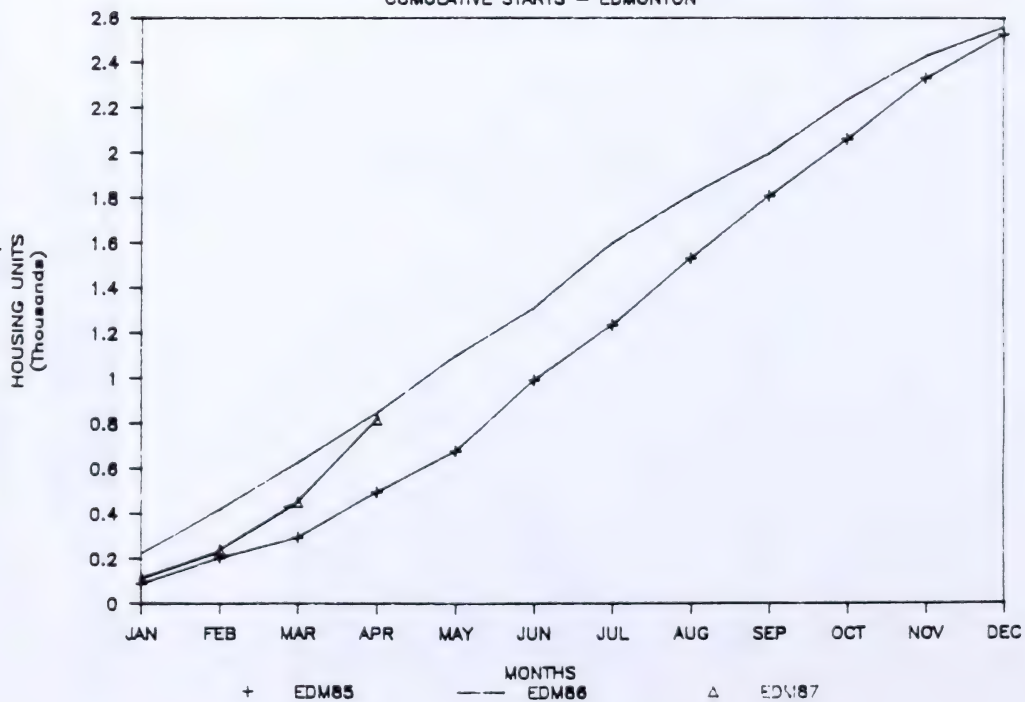


Table 2

APR-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987		
CALGARY	841	589	8	14	0	0	0	0	849	603	-29	
CAMROSE	3	7	0	0	0	0	0	0	3	7	133	
EDMONTON M.A.	783	750	29	4	37	4	0	61	849	819	-4	
FORT MCMURRAY	10	0	0	0	0	0	12	0	22	0	100	
GRANDE PRAIRIE	52	26	0	0	0	0	0	0	52	26	-50	
LELUC **	6		0		0		0		6			
LETHBRIDGE	34	32	2	0	0	0	0	0	36	32	-11	
LLOYDMINSTER (ALTA. PART)	19	10	0	0	0	0	14	0	33	10	-70	
MEDICINE HAT	48	42	2	2	25	0	0	4	75	48	-36	
RED DEER	70	74	4	0	31	47	0	0	105	121	15	
SPRUCE GROVE **	14		0		0		0		14			
WETASKIWIN	0	8	0	0	0	0	0	0	0	8	*	
OTHER CENTRES ***	0	1	0	0	0	0	0	0	0	1	*	
TOTAL	1880	1539	45	20	93	51	26	65	2044	1675	-18	
PERCENT CHANGE BY TYPE		-18		-56		-45		150		-18		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LELUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGES, HINTON TOWN

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

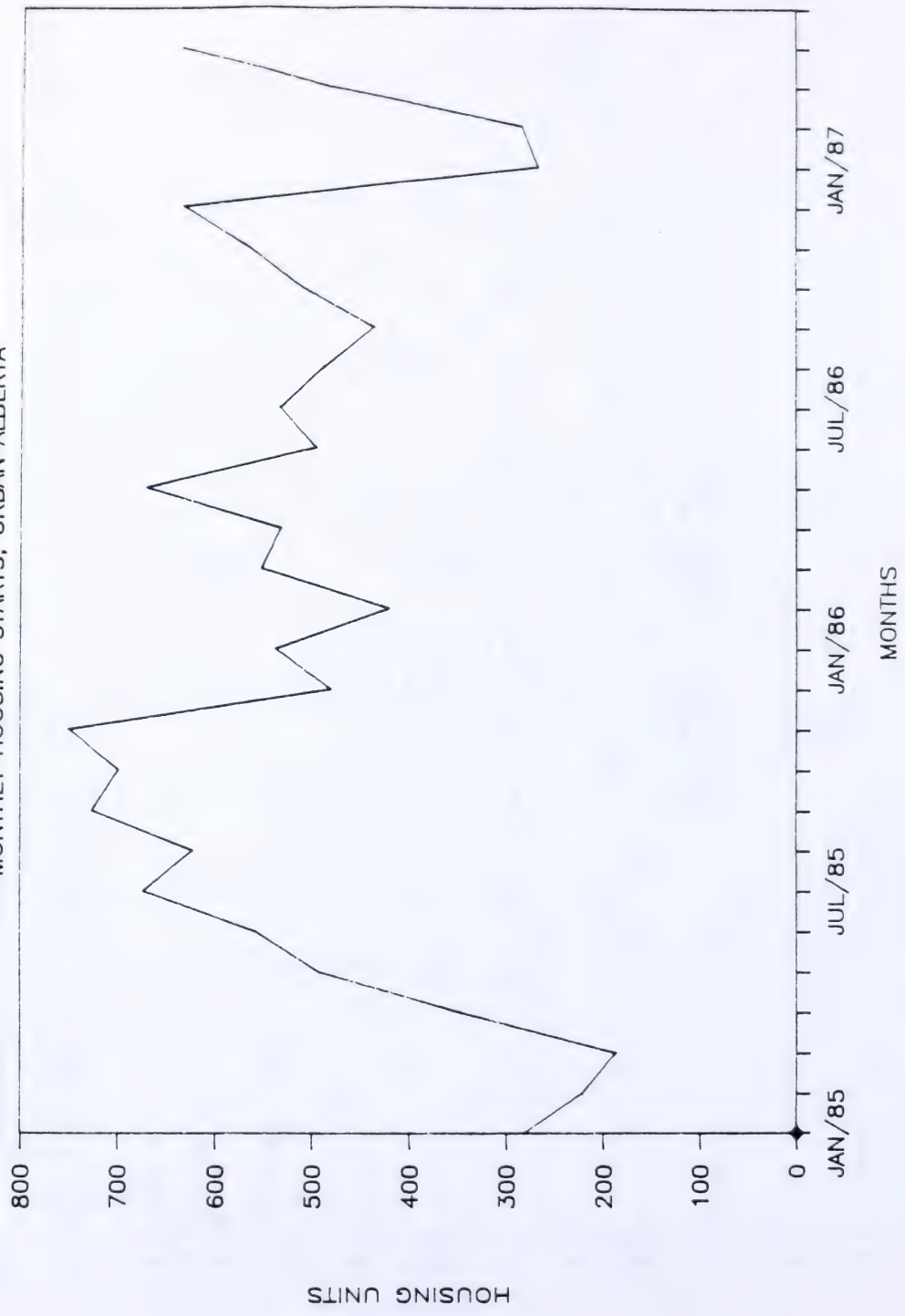


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	636	20
MAY	671		
JUNE	496		
JULY	534		
AUGUST	489		
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	1675	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

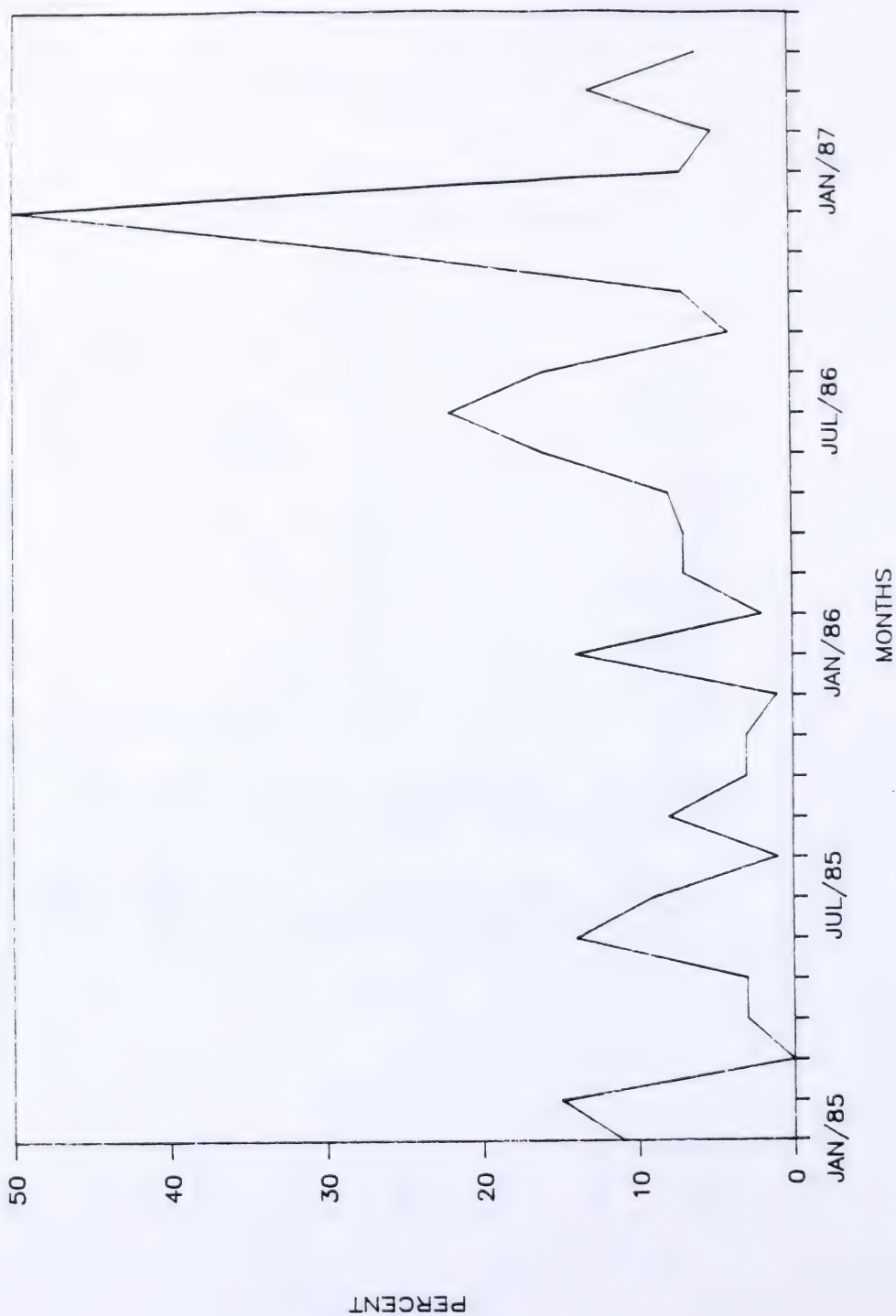


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	636	598	38	6
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1675	1539	136	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

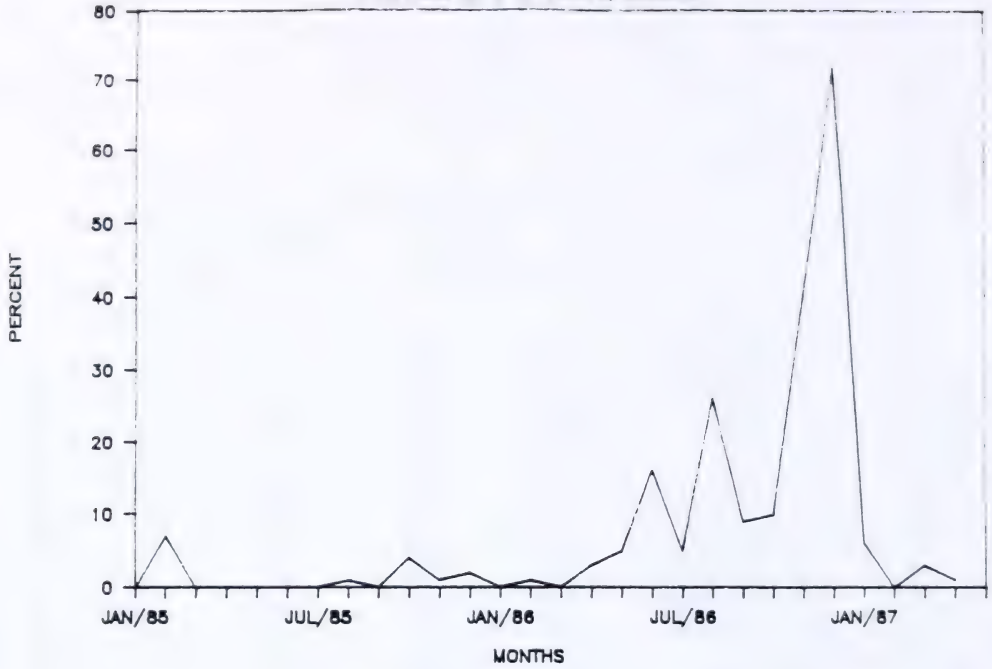


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

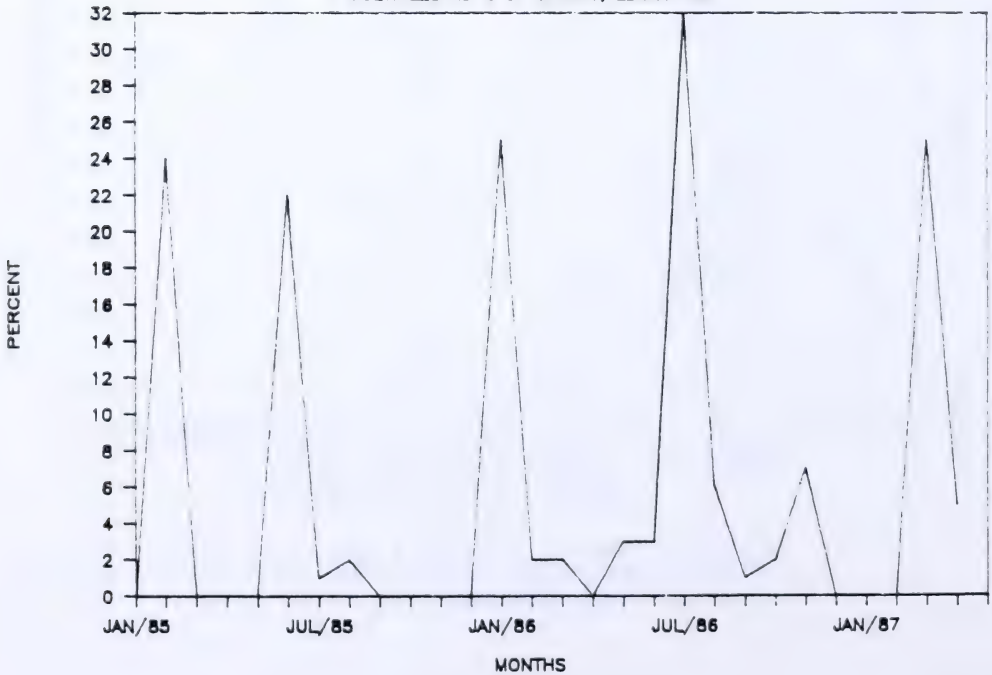


TABLE 5
SINGLES AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON (METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL		
TOTAL	SINGLES	MULTI				TOTAL	SINGLES	MULTI			
JANUARY	225	225	0	0		JANUARY	225	168	57	25	
FEBRUARY	177	175	2	1		FEBRUARY	195	191	4	2	
MARCH	251	251	0	0		MARCH	207	203	4	2	
APRIL	196	190	6	3		APRIL	222	221	1	0	
MAY	278	263	15	5		MAY	252	244	8	3	
JUNE	159	134	25	16		JUNE	212	206	6	3	
JULY	146	138	8	5		JULY	288	195	93	32	
AUGUST	176	130	46	26		AUGUST	213	200	13	6	
SEPTEMBER	169	153	16	9		SEPTEMBER	186	184	2	1	
OCTOBER	176	159	17	10		OCTOBER	238	234	4	2	
NOVEMBER	286	172	114	40		NOVEMBER	193	179	14	7	
DECEMBER	440	122	318	72		DECEMBER	130	130	0	0	
TOTAL	2679	2112	567	21		TOTAL	2561	2355	206	8	
1987						EDMONTON (METRO)					
CALGARY											
JANUARY	97	91	6	6		JANUARY	113	113	0	0	
FEBRUARY	104	104	0	0		FEBRUARY	130	130	0	0	
MARCH	223	217	6	3		MARCH	210	158	52	25	
APRIL	179	177	2	1		APRIL	366	349	17	5	
MAY						MAY					
JUNE						JUNE					
JULY						JULY					
AUGUST						AUGUST					
SEPTEMBER						SEPTEMBER					
OCTOBER						OCTOBER					
NOVEMBER						NOVEMBER					
DECEMBER						DECEMBER					
TOTAL	603	589	14			TOTAL	819	750	69		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

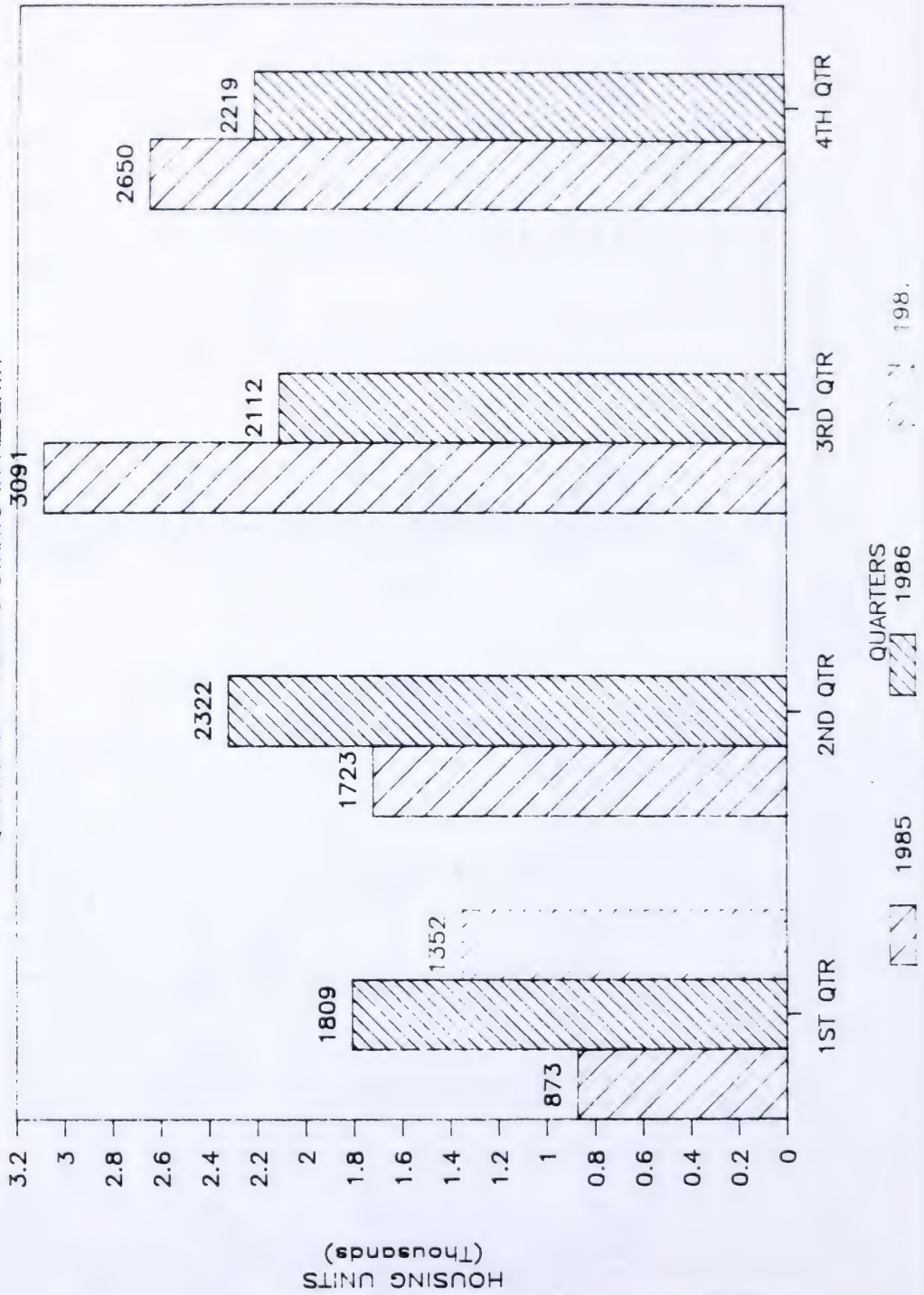


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1986 - 1987

	1986	1987	PERCENT CHANGE
FIRST QUARTER	1809	1352	25
SECOND QUARTER	2322		
THIRD QUARTER	2112		
FOURTH QUARTER	2219		
	----	----	----
TOTAL	8462	1352	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

APR-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	132	22	0	0	154	56
CANROSE	5	0	0	0	5	-92
EDMONTON M.A.	167	4	0	0	171	21
FORT McMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	10	0	0	0	10	23
LEDUC **						
LETHBRIDGE	14	0	0	0	14	8
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	75
MEDICINE HAT	2	0	0	0	2	89
RED DEER	21	4	9	0	34	48
SPRUCE GROVE **						
WETASKIWIN	3	0	0	0	3	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	355	30	9	0	394	-45

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, FLAMOIRION VILLAGE, HINTON TOWN

TABLE 8

APR-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	573	13	163	345	1094	0
CAMROSE	7	0	0	0	7	75
EDMONTON M.A.	803	10	4	62	879	9
FORT MCMURRAY	1	0	0	0	1	-96
GRANDE PRAIRIE	29	0	0	0	29	37
LEDUC **						
LETHBRIDGE	42	2	10	0	54	7
LLOYDMINSTER (ALTA. PART)	13	0	0	0	13	-78
MEDICINE HAT	39	6	23	4	72	3
RED DEER	59	0	33	0	92	7
SPRUCE GROVE **						
WETASKIWIN	5	0	0	0	5	*
OTHER CENTRES ***	2	0	0	0	2	*
TOTAL	1573	31	233	411	2248	-7

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, FLAMONDON VILLAGE, HINTON TOWN

FIGURE 6A
TOTAL STARTS - CALGARY

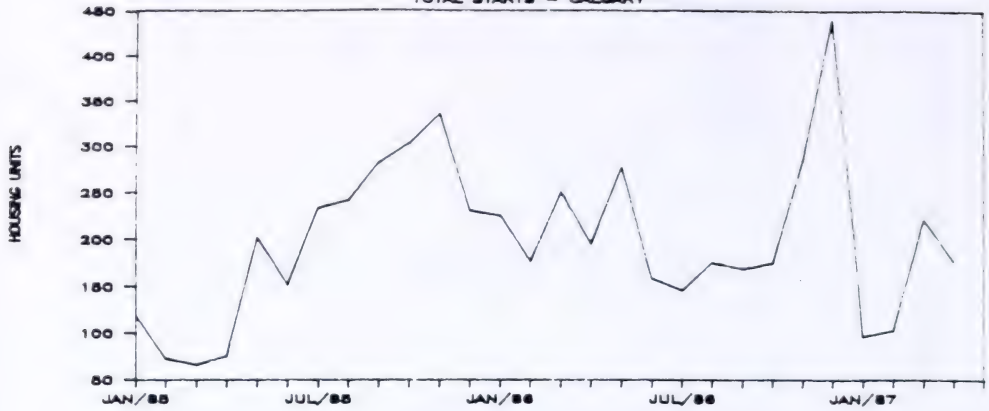


FIGURE 6B
COMPLETIONS - CALGARY

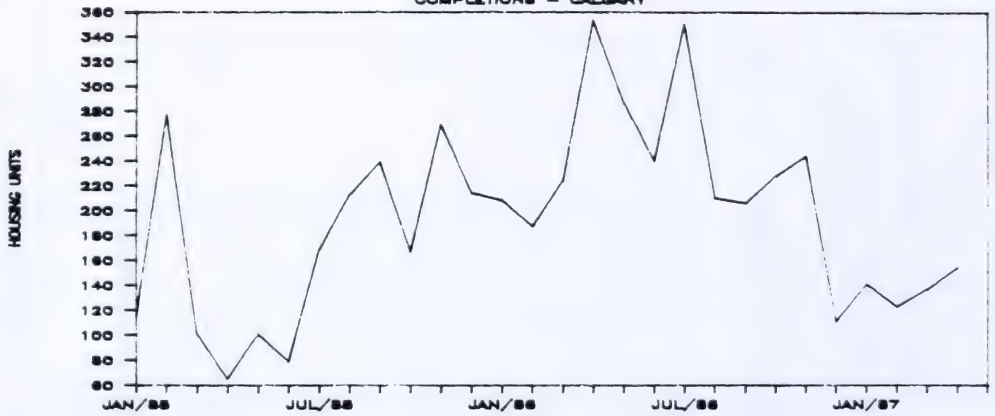


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

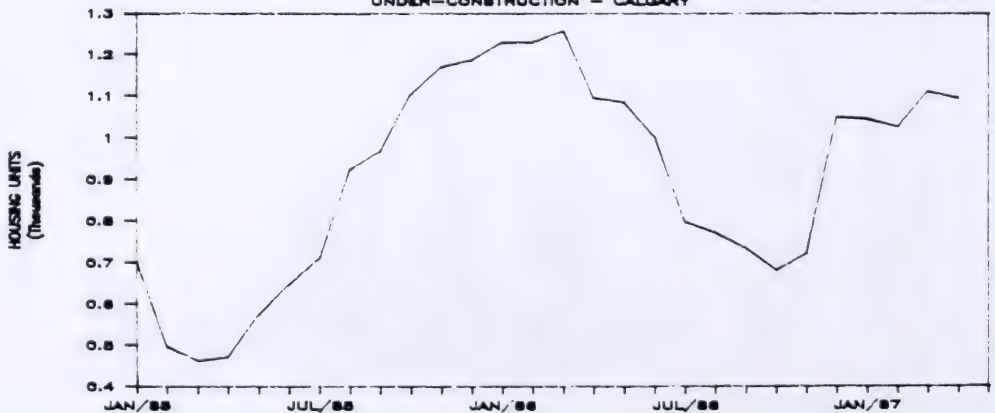


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
1987			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	179	154	1094
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

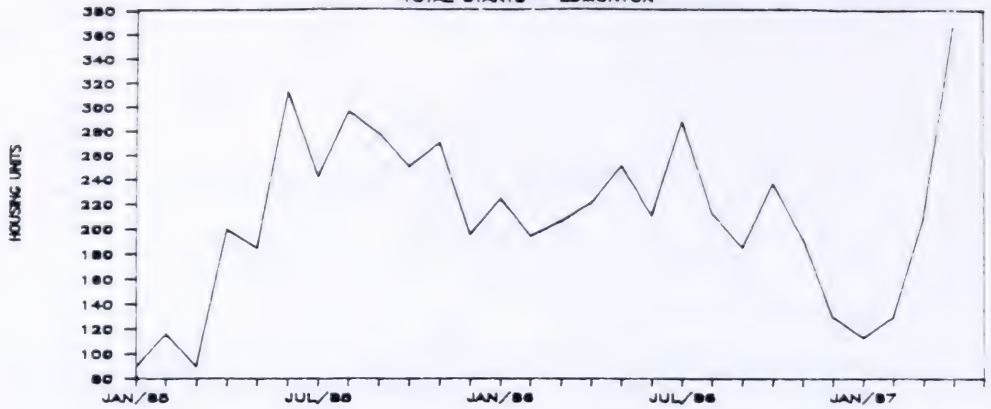


FIGURE 7B
COMPLETIONS - EDMONTON

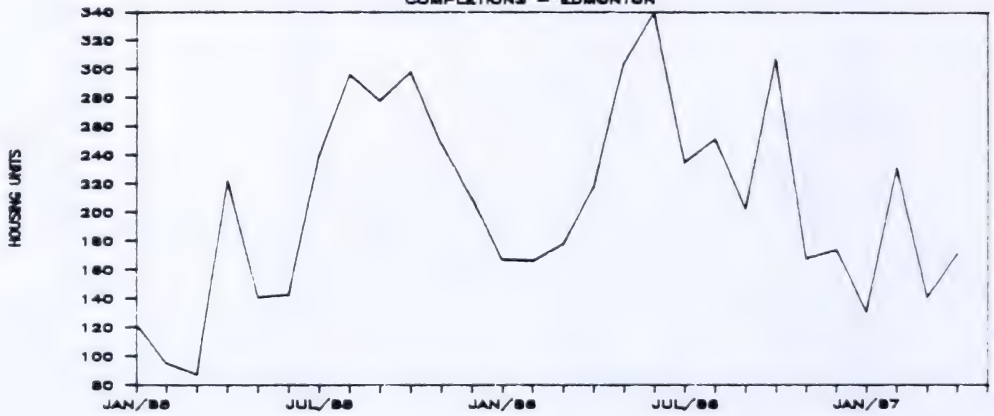


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

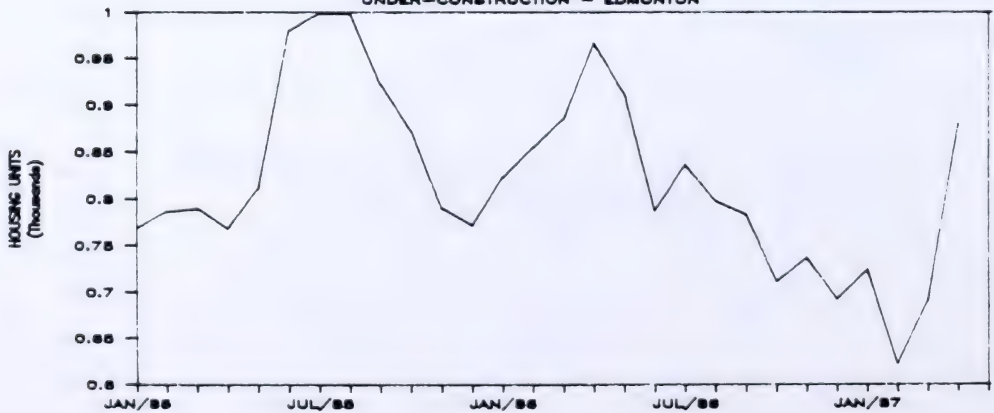


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
----- 1987 -----			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON

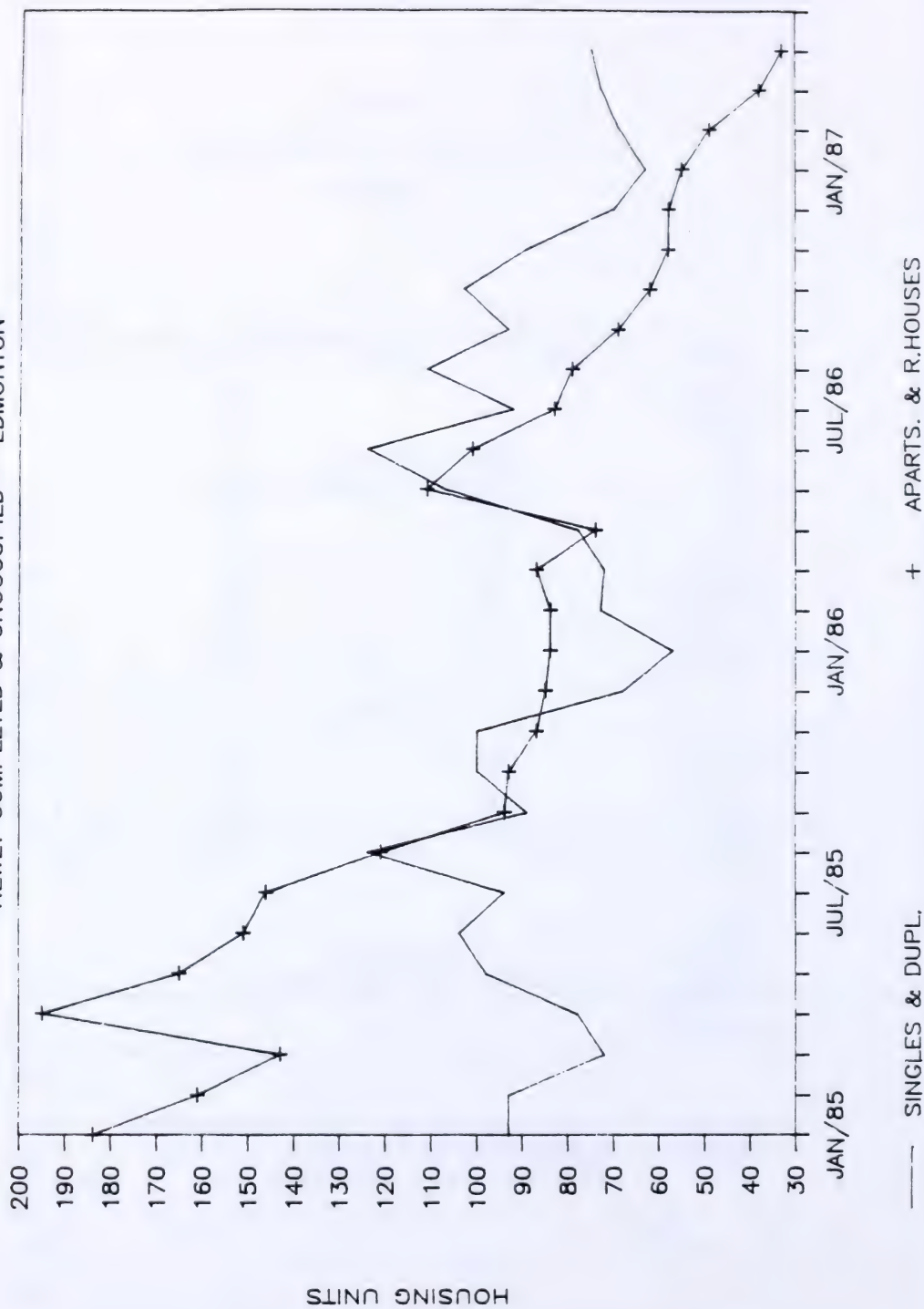


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED & UNOCCUPIED -- CALGARY

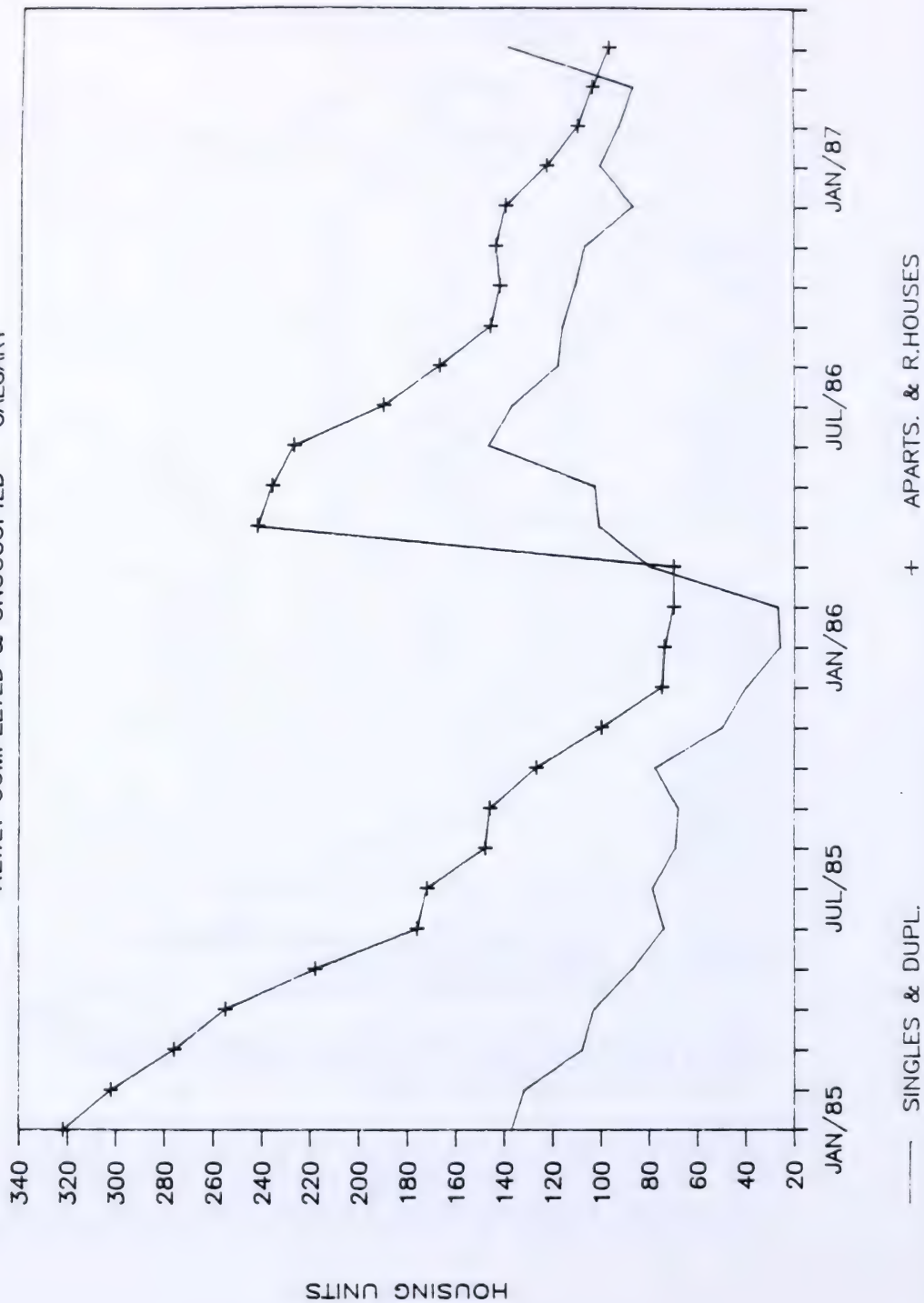


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	154	32
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS & SALES

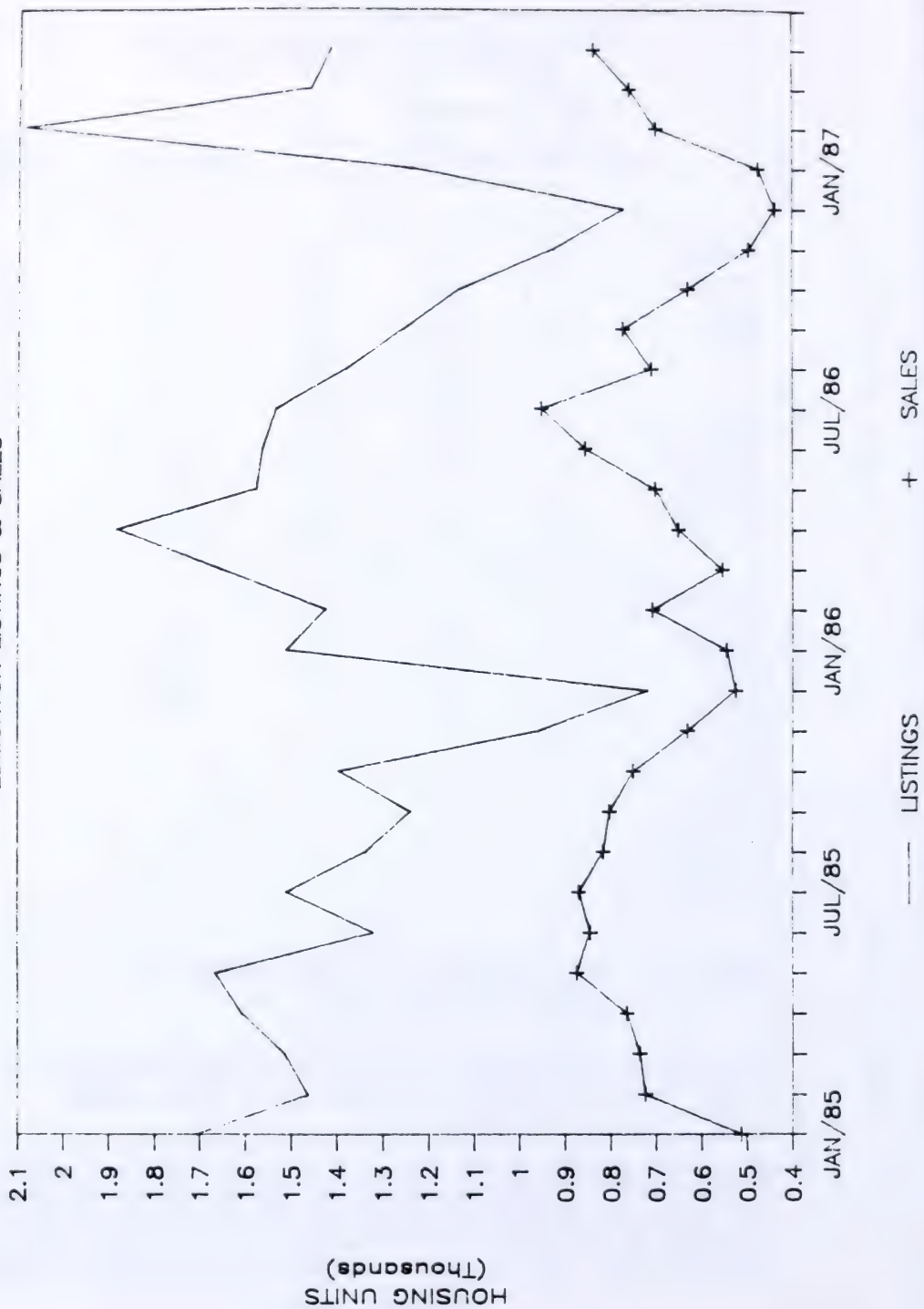


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE
EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302
1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11
CALGARY LISTINGS & SALES

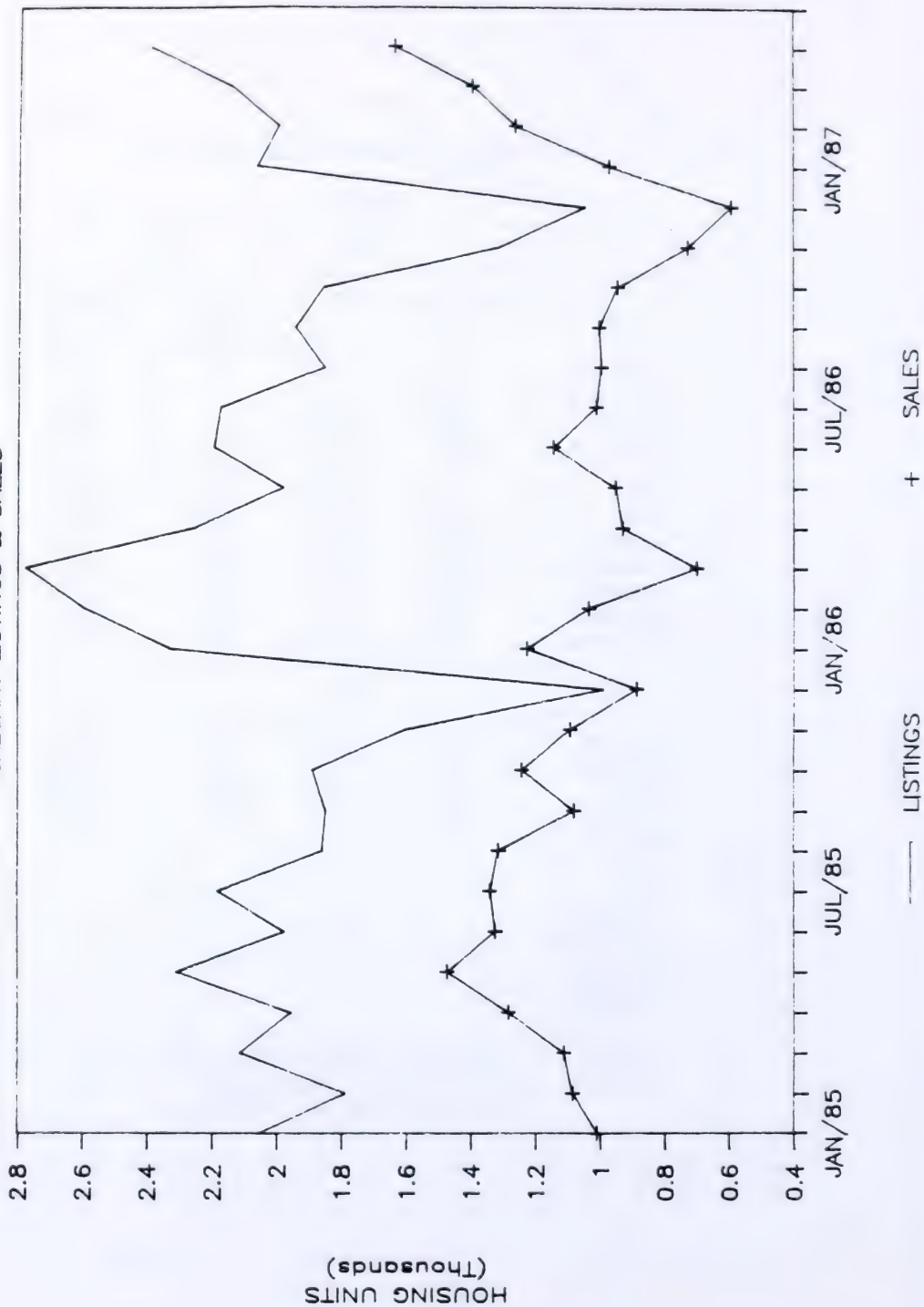


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2394	1641	.69	91731
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

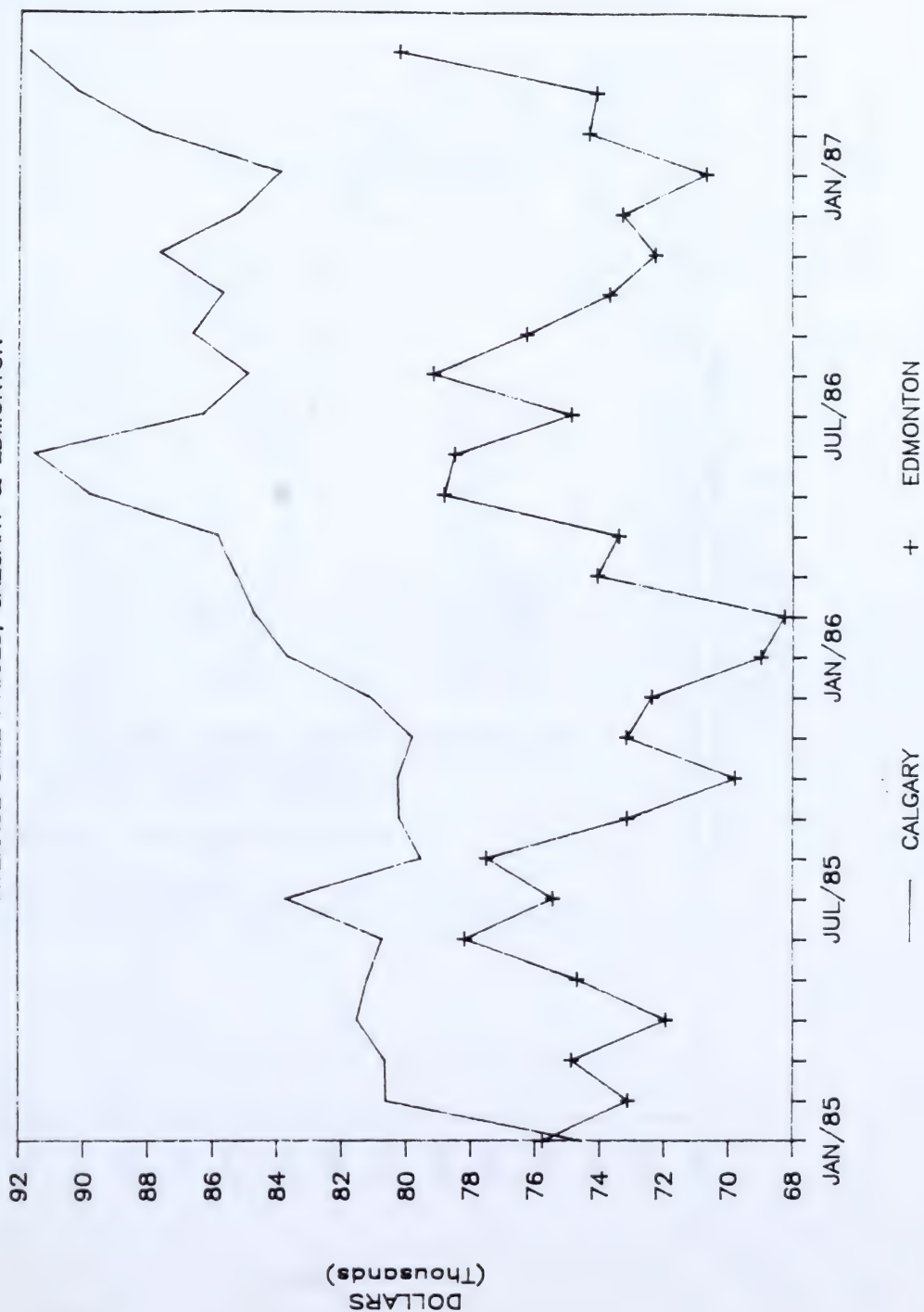


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

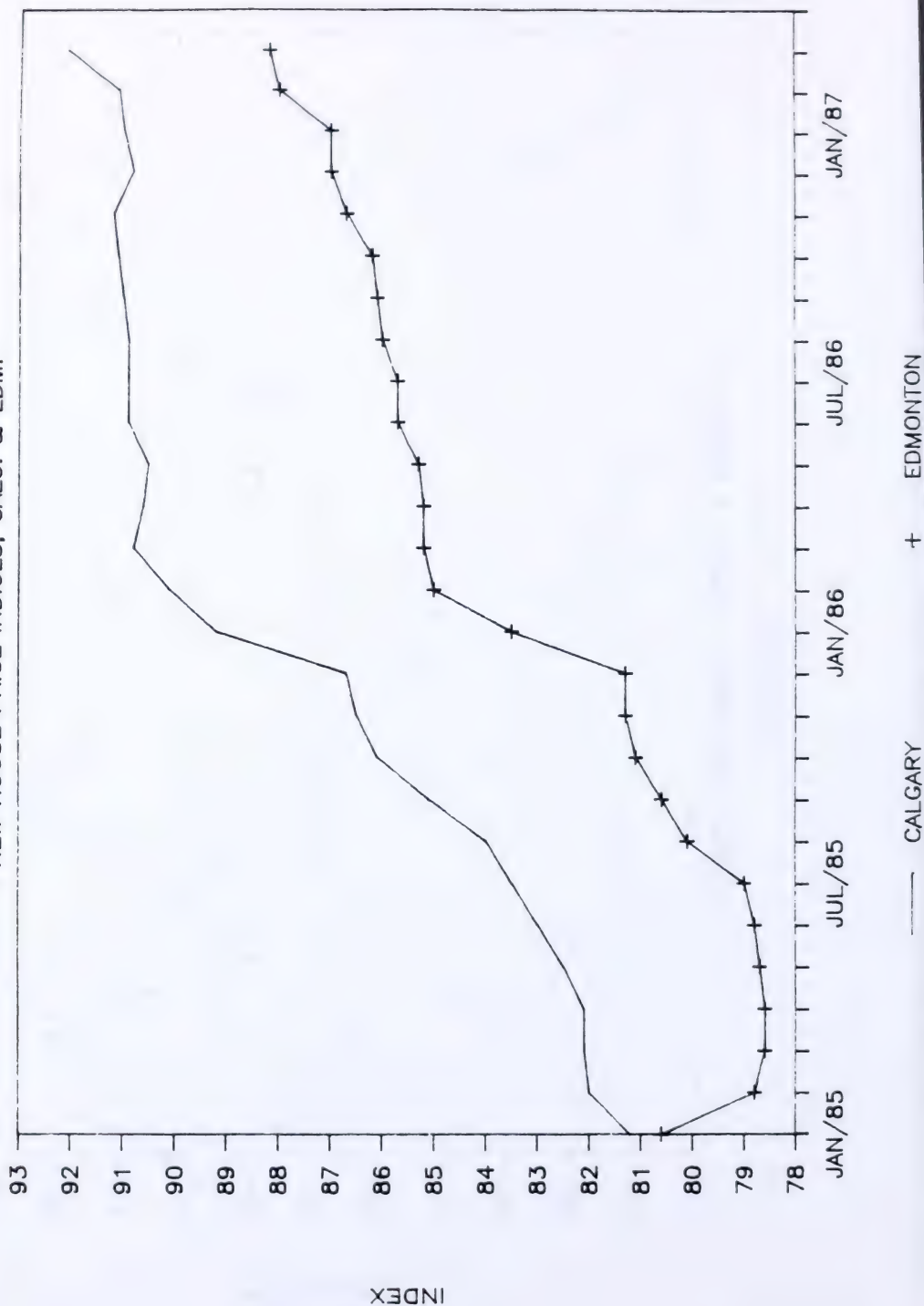


TABLE 15
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6		APRIL	85.2	
MAY	90.5		MAY	85.3	
JUNE	90.9		JUNE	85.7	
JULY	90.9		JULY	85.7	
AUGUST	90.9		AUGUST	86.0	
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL 1611

2003
JUL - 3 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

MAY 1987

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

MAY 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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Highlights

Urban Alberta

- ° Housing starts in May increased sharply to 963 units, a jump of 44% over the same period last year.
- ° However, total starts for the first five months were still 3% lower than last year's levels. Both singles and multiples were down 3% and 1% respectively.
- ° The increase in starts over the last two months helped push the number of units under construction to 2,808, up 19% compared to May 1986. This marks the first time that a year to year increase has been recorded.

Calgary

- ° Calgary's starts improved sharply to 408 units last month, a jump of 124% from the preceeding month, and up 47% compared to May of 1986.
- ° Even with this increase, total starts to date (1,014) are still 10% below last year's total of 1,127. So far, only 18 multiples were started for the first five months of this year.
- ° Housing under construction rose to 1,351 units, 25% higher than the May 1986 level (1,084).
- ° Inventory of newly completed and unoccupied units continued to trend upward to 250 units as did the rate of absorption which increased to 37% compared to 33% the month before.
- ° In the resale market, sales last month were 43% higher than in 1986. Sales so far this year have averaged 1,330 per month compared to 972 last year. The ratio of sales to listings increased to .68 compared to .48 last year.

- ° The average selling price jumped sharply to \$95,940 last month, up 7% compared to May 1986 and up 5% compared to the preceeding month. The new housing price index also showed an increased to 92.8 in April, up 2.4% over 1986.

Edmonton

- ° Edmonton's starts increased again to 350 units last month, up 39% in comparison to May 1986.
- ° Total starts to date also increased by 6% from the same month in 1986 to 1,169 units. Single family starts rose by 6% while multiples by 15%.
- ° Housing under construction continued to show an upward trend to 1,033 units in May. Inventory of newly completed and unoccupied units remained unchanged at 108 units despite nearly 200 units completed during the month.
- ° The resale housing market activity was extremely active as indicated by the ratio of sales to listings which reached .66 and the 21% increase (to 853) in sales over May 1986.
- ° Despite the increase in sales, the average resale house price decreased slightly to \$80,093 last month, but up 2% compared to the May 1986 average price. The new housing price index continued to increase to 88.4 in April, an increase of 3.8% over April 1986.



TABLE 1

MAY-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	404	4	0	0	408	47
CAMROSE	7	0	0	0	7	75
EDMONTON M.A.	334	10	6	0	350	39
FORT MCMURRAY	1	0	0	0	1	50
GRANDE PRAIRIE	18	0	0	0	18	22
LEDUC **						
LETHBRIDGE	34	2	32	0	68	152
LLOYDMINSTER (ALTA. PART)	0	0	0	0	0	100
MEDICINE HAT	33	0	0	0	33	154
RED DEER	33	0	28	0	61	22
SPRUCE GROVE **						
WETASKIWIN	8	0	0	0	8	*
OTHER CENTRES ***	9	0	0	0	9	*
TOTAL	881	16	66	0	963	44

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 1A
CUMULATIVE STARTS - CALGARY

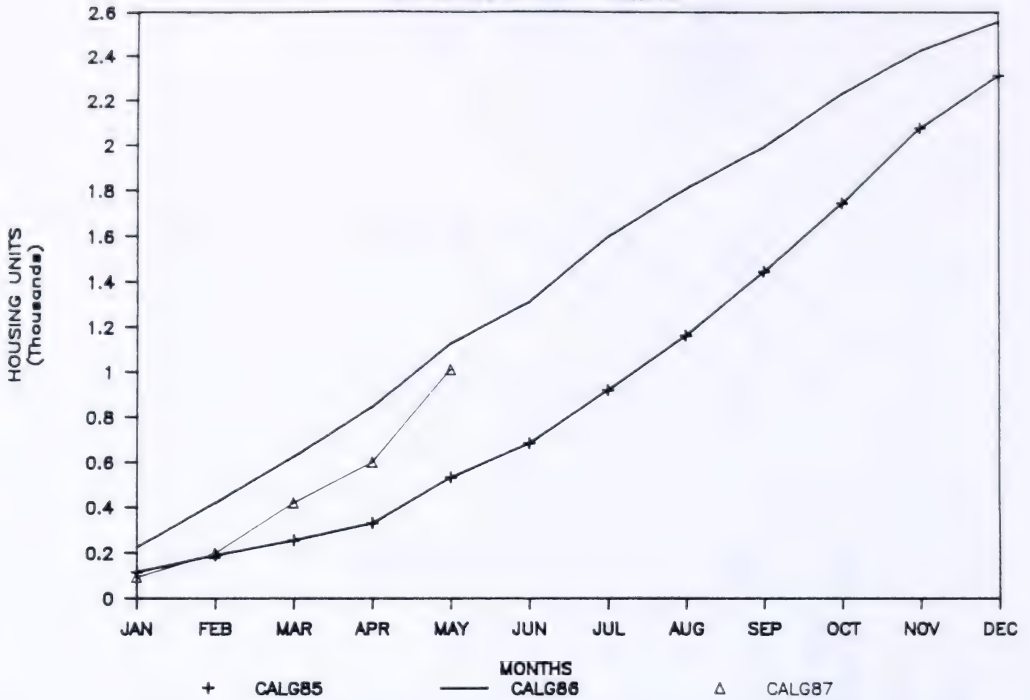


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

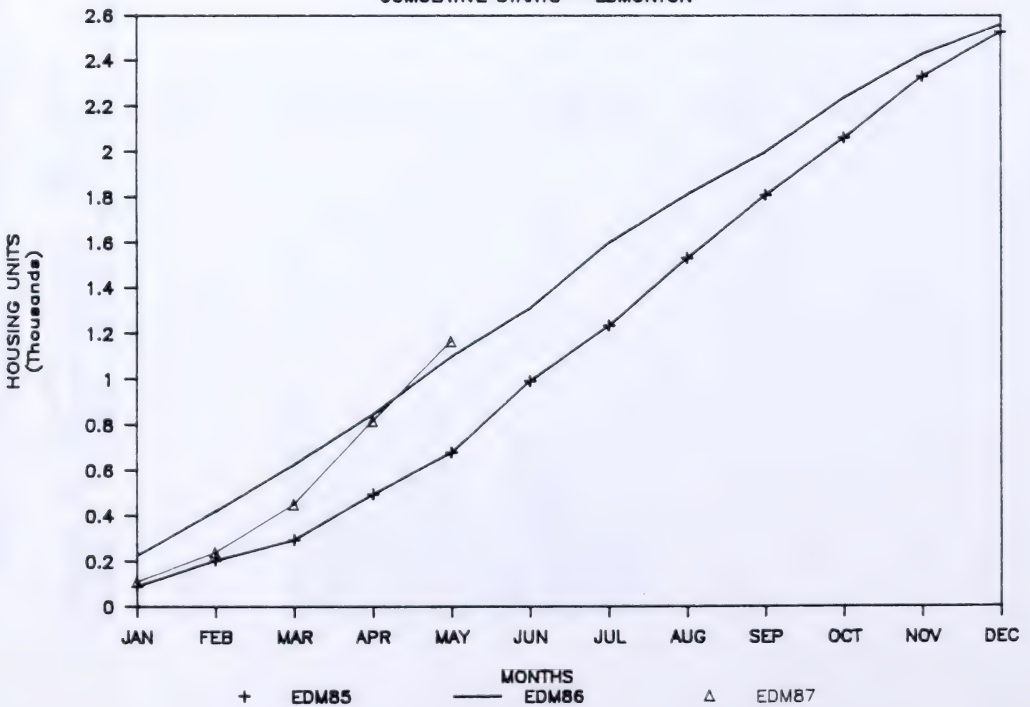


TABLE 2

MAY-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS	
	1986	1987	1986	1987	1986	1987				
CALGARY	1104	996	12	18	11	0	0	1127	1014	-10
CAMROSE	7	14	0	0	0	0	0	7	14	100
EDMONTON M.A.	1027	1084	31	14	37	10	6	1101	1169	6
FORT MCMURRAY	12	1	0	0	0	0	12	24	1	-96
GRANDE PRAIRIE	75	44	0	0	0	0	0	75	44	-41
LEDUC **	8		0		0		0	8		
LETHBRIDGE	59	66	4	2	0	32	0	63	100	59
LLOYDMINSTER (ALTA. PART)	34	10	0	0	0	0	14	48	10	-79
MEDICINE HAT	57	75	2	2	29	0	0	88	81	-8
RED DEER	92	107	4	0	59	75	0	155	182	17
SPRUCE GROVE **	19		0		0		0	19		
WETASKIWIN	0	16	0	0	0	0	0	0	16	*
OTHER CENTRES ***	0	10	0	0	0	0	0	0	10	*
TOTAL	2494	2423	53	36	136	117	32	2715	2641	-3
PERCENT CHANGE BY TYPE		-3		-32		-14		103	-3	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART 1.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

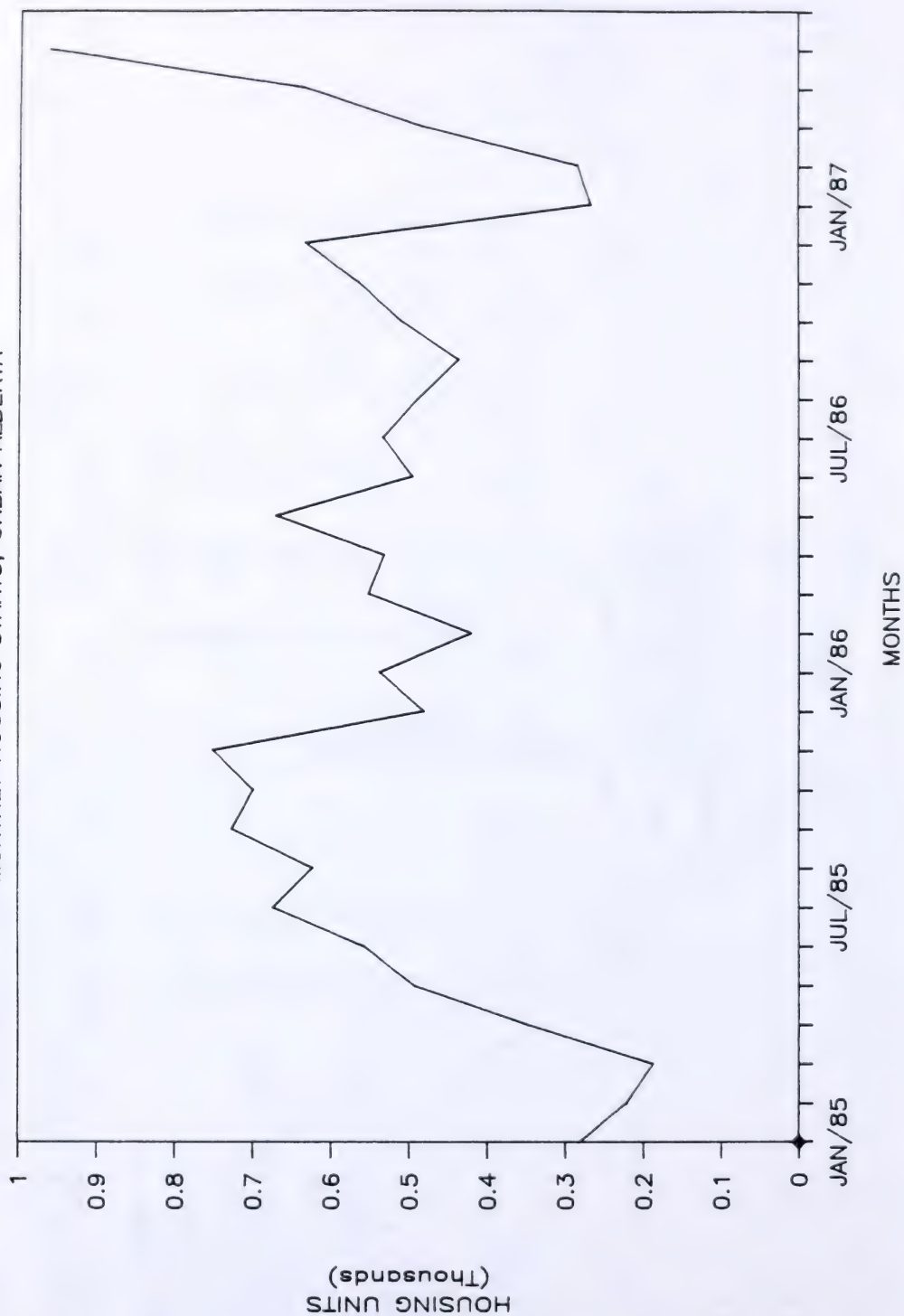


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	639	20
MAY	671	963	44
JUNE	496		
JULY	534		
AUGUST	489		
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	2641	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

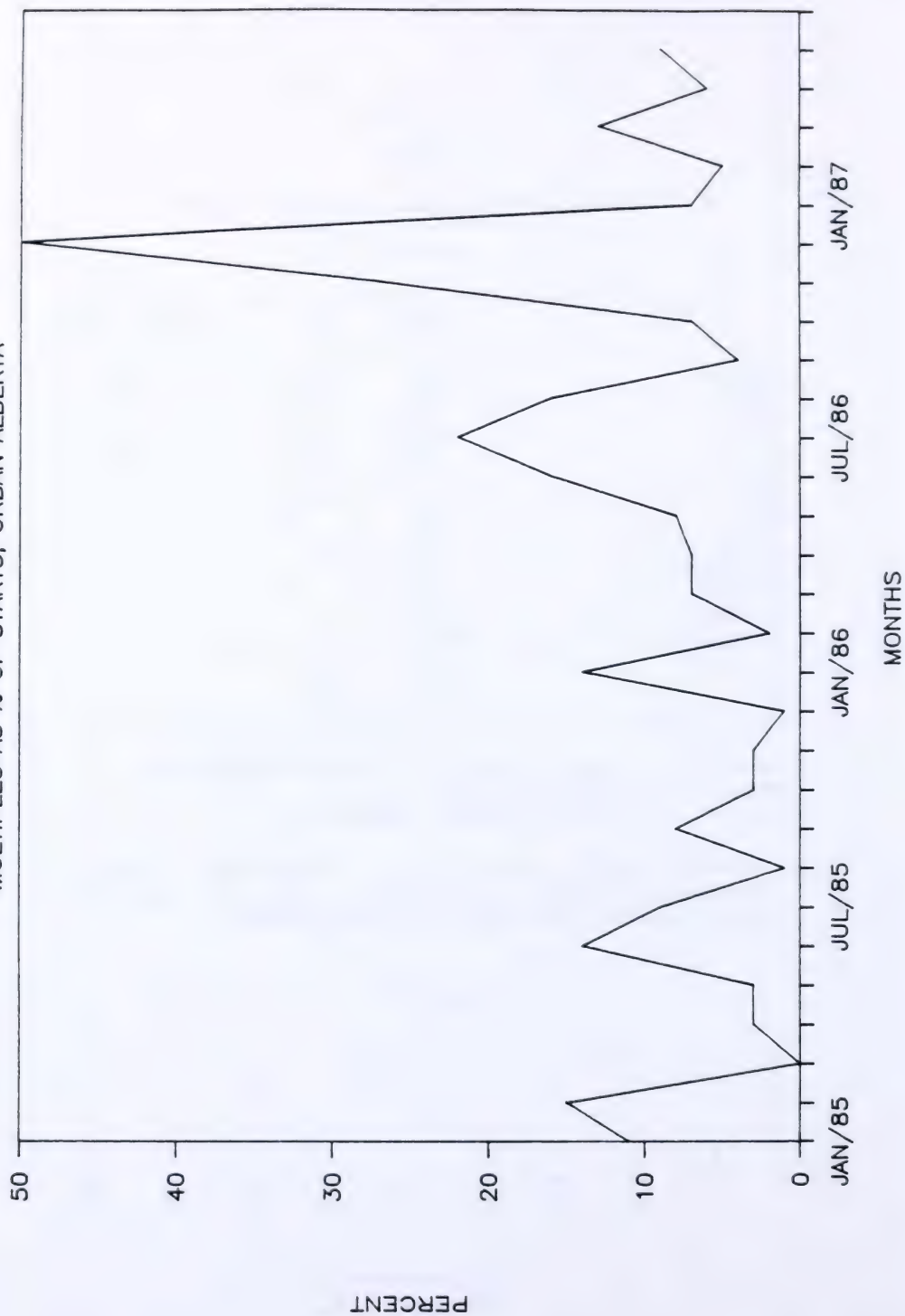


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

----- 1986-1987 -----				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
	-----	-----	-----	-----
TOTAL	6383	5361	1022	16

1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	963	881	82	9
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
	-----	-----	-----	-----
TOTAL	2641	2423	218	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

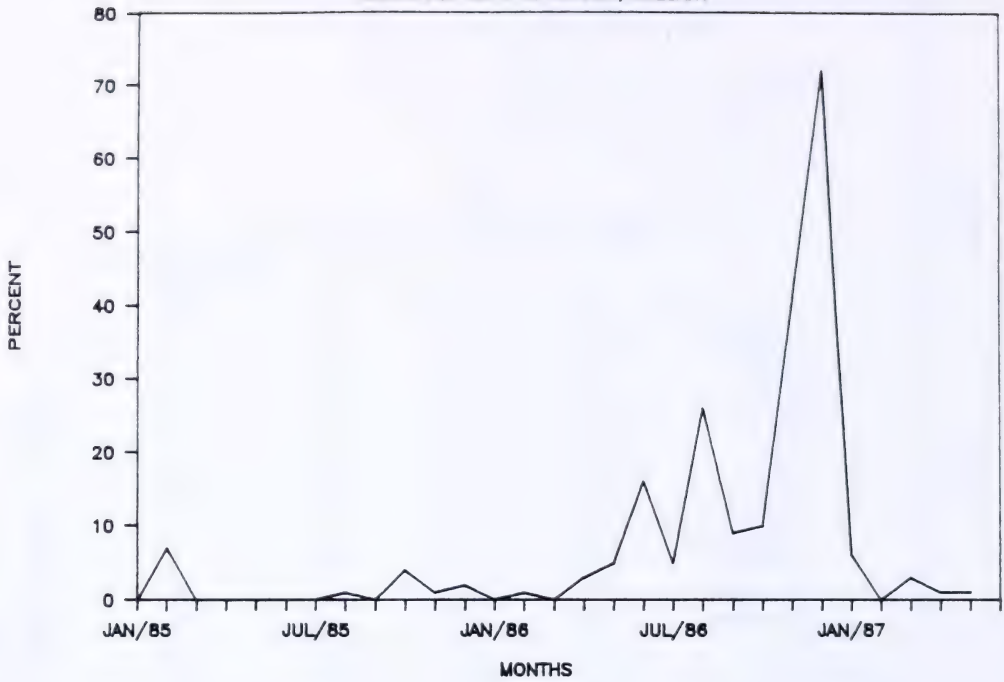


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

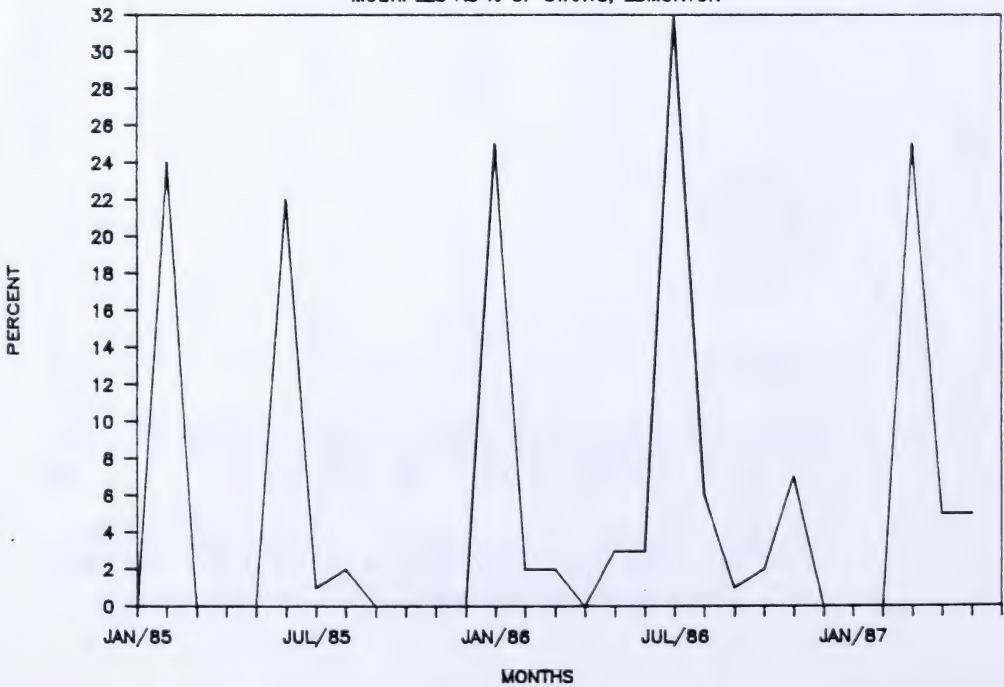


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986							EDMONTON (METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL				TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			
JANUARY	225	225	0	0			JANUARY	225	168	57	25		
FEBRUARY	177	175	2	1			FEBRUARY	195	191	4	2		
MARCH	251	251	0	0			MARCH	207	203	4	2		
APRIL	196	190	6	3			APRIL	222	221	1	0		
MAY	278	263	15	5			MAY	252	244	8	3		
JUNE	159	134	25	16			JUNE	212	206	6	3		
JULY	146	138	8	5			JULY	288	195	93	32		
AUGUST	176	130	46	26			AUGUST	213	200	13	6		
SEPTEMBER	169	153	16	9			SEPTEMBER	186	184	2	1		
OCTOBER	176	159	17	10			OCTOBER	238	234	4	2		
NOVEMBER	286	172	114	40			NOVEMBER	193	179	14	7		
DECEMBER	440	122	318	72			DECEMBER	130	130	0	0		
TOTAL	2679	2112	567	21			TOTAL	2561	2355	206	8		
1987							EDMONTON (METRO)						
CALGARY													
JANUARY	97	91	6	6			JANUARY	113	113	0	0		
FEBRUARY	104	104	0	0			FEBRUARY	130	130	0	0		
MARCH	223	217	6	3			MARCH	210	158	52	25		
APRIL	182	180	2	1			APRIL	366	349	17	5		
MAY	408	404	4	1			MAY	350	334	16	5		
JUNE							JUNE						
JULY							JULY						
AUGUST							AUGUST						
SEPTEMBER							SEPTEMBER						
OCTOBER							OCTOBER						
NOVEMBER							NOVEMBER						
DECEMBER							DECEMBER						
TOTAL	1014	996	18				TOTAL	1169	1084	85			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

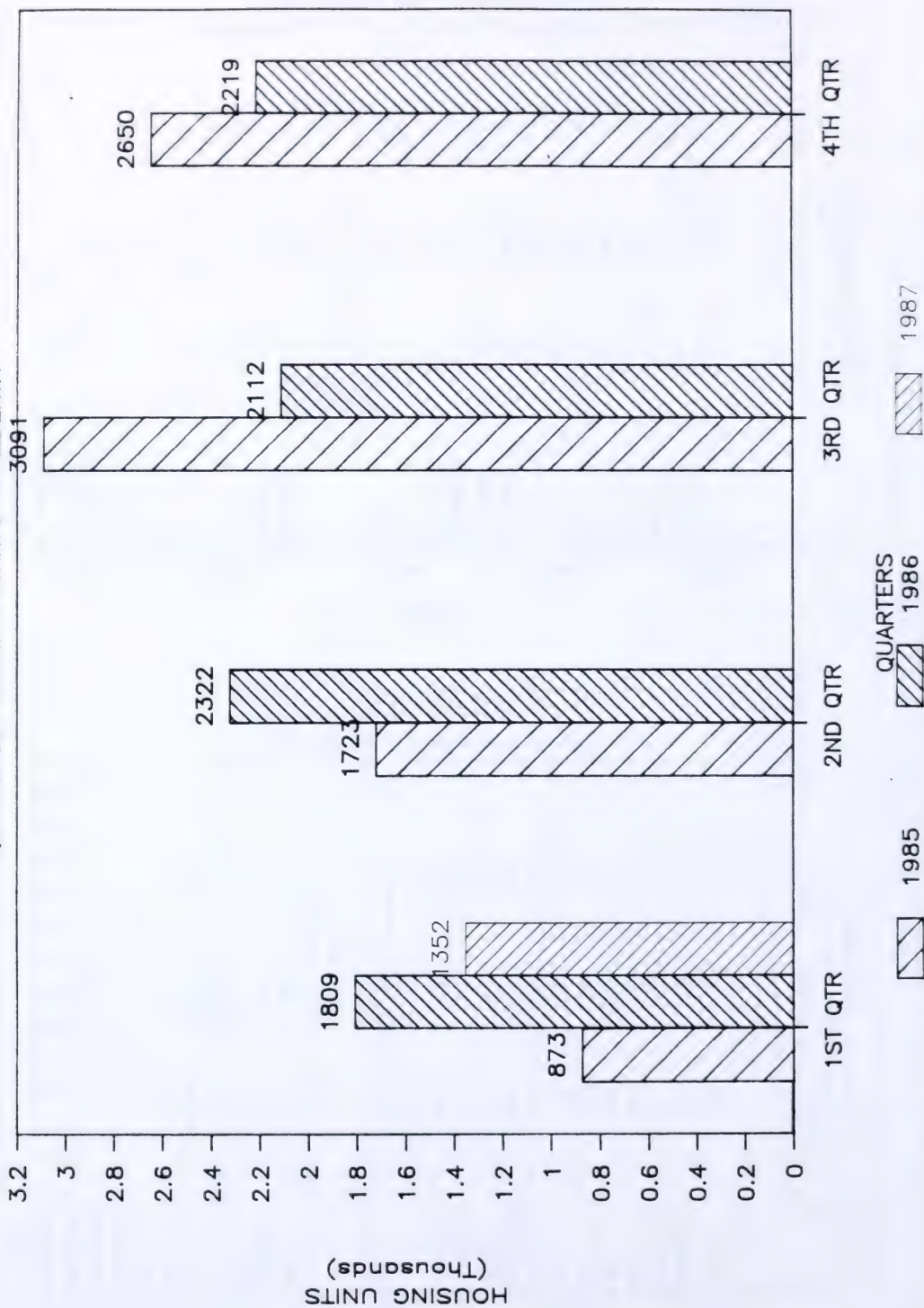


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987		
	1986	1987	PERCENT CHANGE
FIRST QUARTER	1809	1352	25
SECOND QUARTER	2322		
THIRD QUARTER	2112		
FOURTH QUARTER	2219		
	----	----	----
TOTAL	8462	1352	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

MAY-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	158	0	0	0	158	-45
CAMROSE	2	0	0	0	2	0
EDMONTON M.A.	194	0	1	0	195	-36
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	3	0	0	0	3	-79
LEDUC **						
LETHBRIDGE	17	2	0	0	19	-27
LLOYDMINSTER (ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	4	4	10	0	18	-14
RED DEER	10	0	0	0	10	-78
SPRUCE GROVE **						
WETASKIWIN	0	0	0	0	0	*
OTHER CENTRES ***	3	0	0	0	3	*
TOTAL	391	6	11	0	408	-43

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

TABLE 8

MAY-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	819	24	163	345	1351	25
CAMROSE	12	0	0	0	12	100
EDMONTON M.A.	942	20	10	61	1033	13
FORT MCMURRAY	2	0	0	0	2	-91
GRANDE PRAIRIE	44	0	0	0	44	-19
LEDUC **						
LETHBRIDGE	58	2	42	0	102	73
LLOYDMINSTER(ALTA. PART)	13	0	0	0	13	-79
MEDICINE HAT	68	2	13	4	87	43
RED DEER	82	0	61	0	143	59
SPRUCE GROVE **						
WETASKIWIN	13	0	0	0	13	*
OTHER CENTRES ***	8	0	0	0	8	*
TOTAL	2061	48	289	410	2808	19

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

*** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 6A
TOTAL STARTS - CALGARY

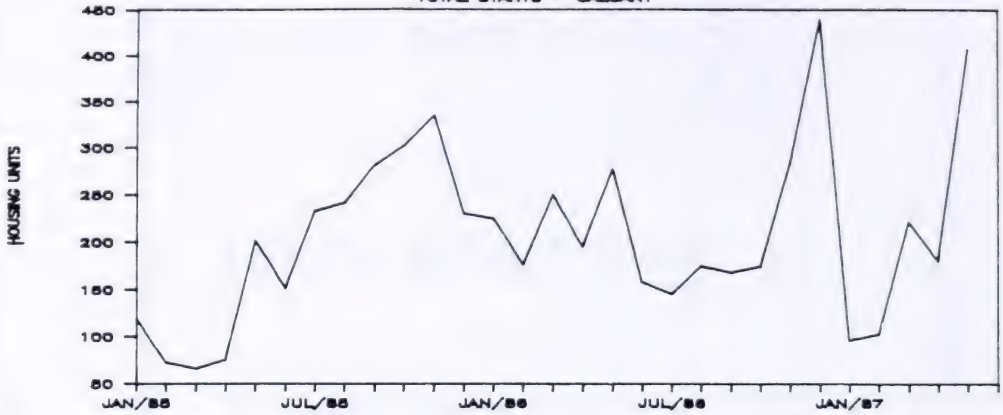


FIGURE 6B
COMPLETIONS - CALGARY

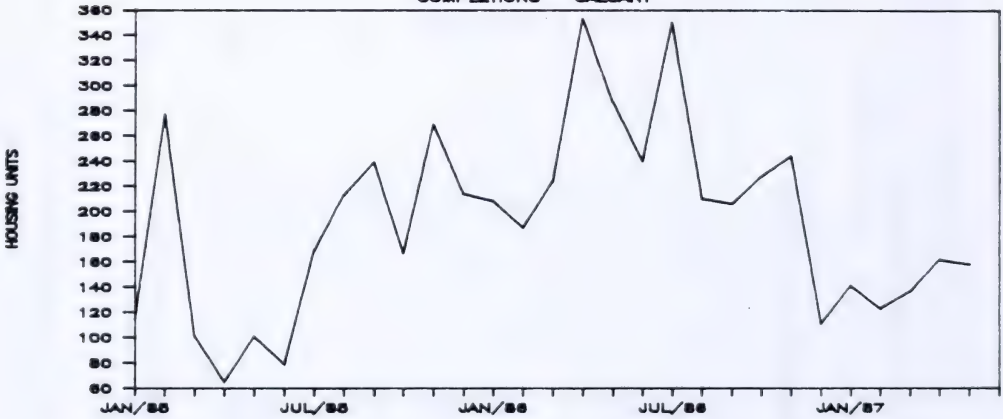


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

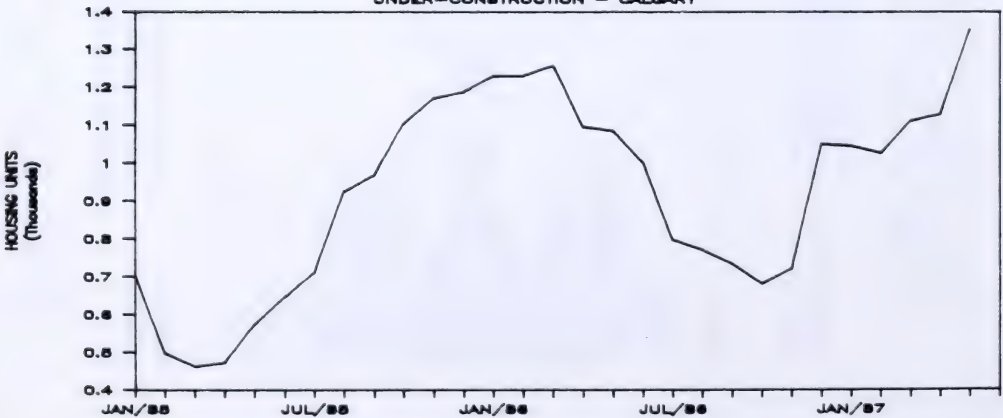


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
----- 1987 -----			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	158	1351
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 7A
TOTAL STARTS - EDMONTON

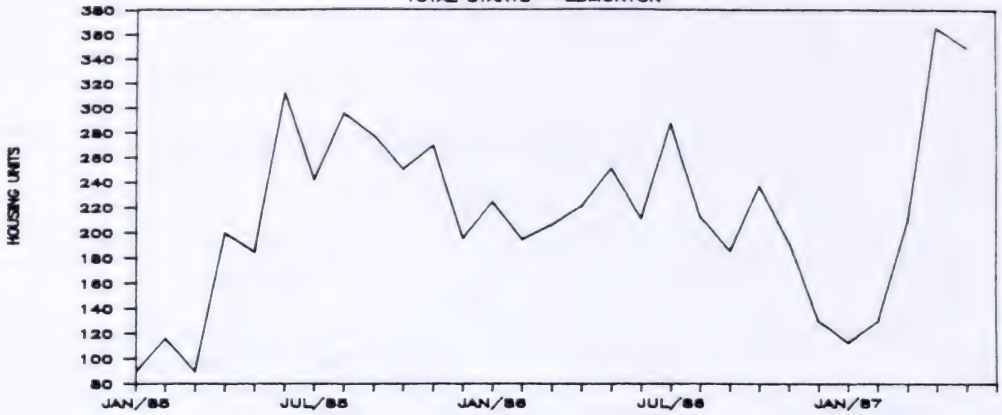


FIGURE 7B
COMPLETIONS - EDMONTON

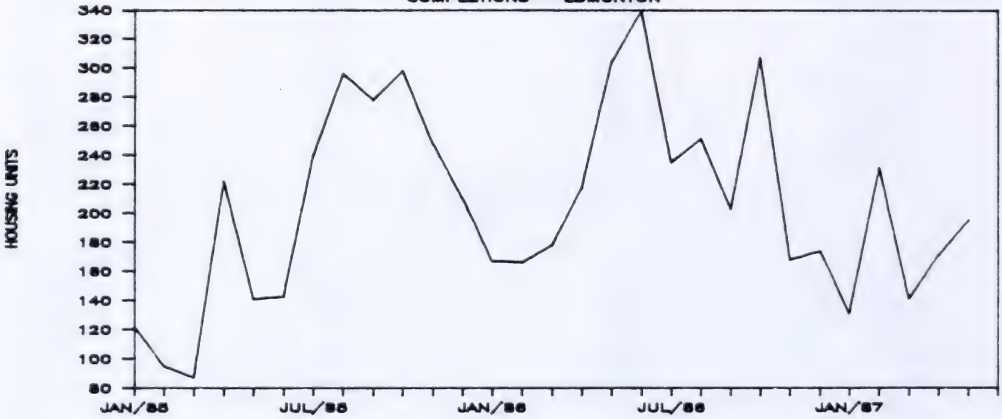


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

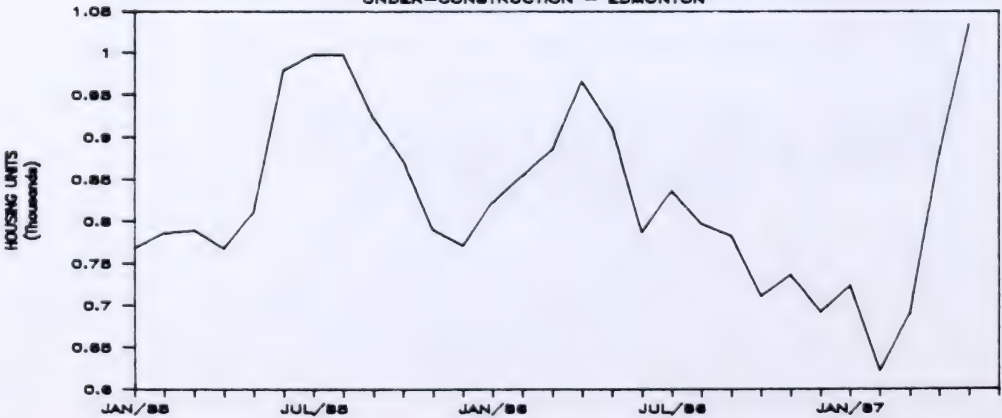


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
----- 1987 -----			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON

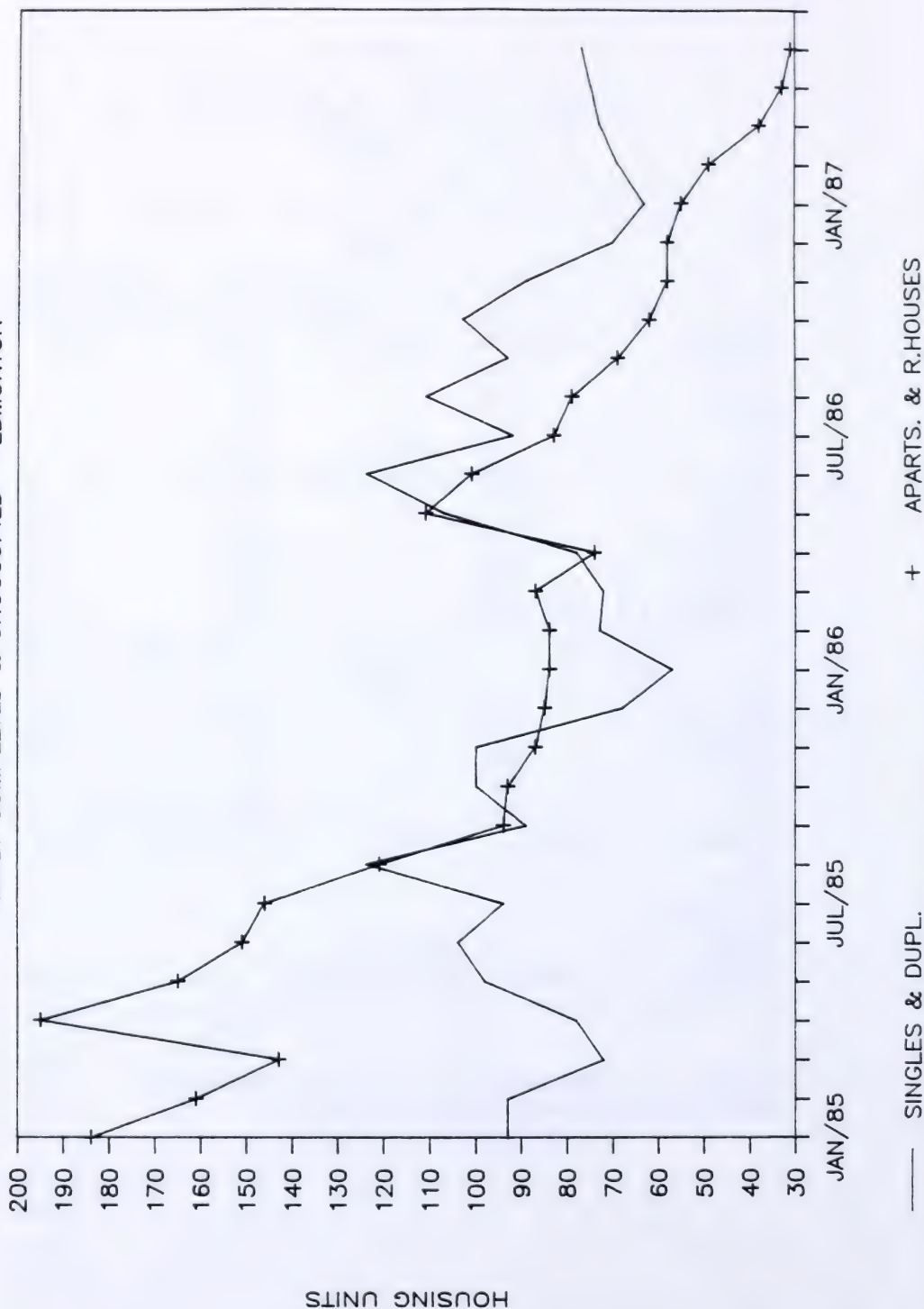


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED & UNOCCUPIED -- CALGARY

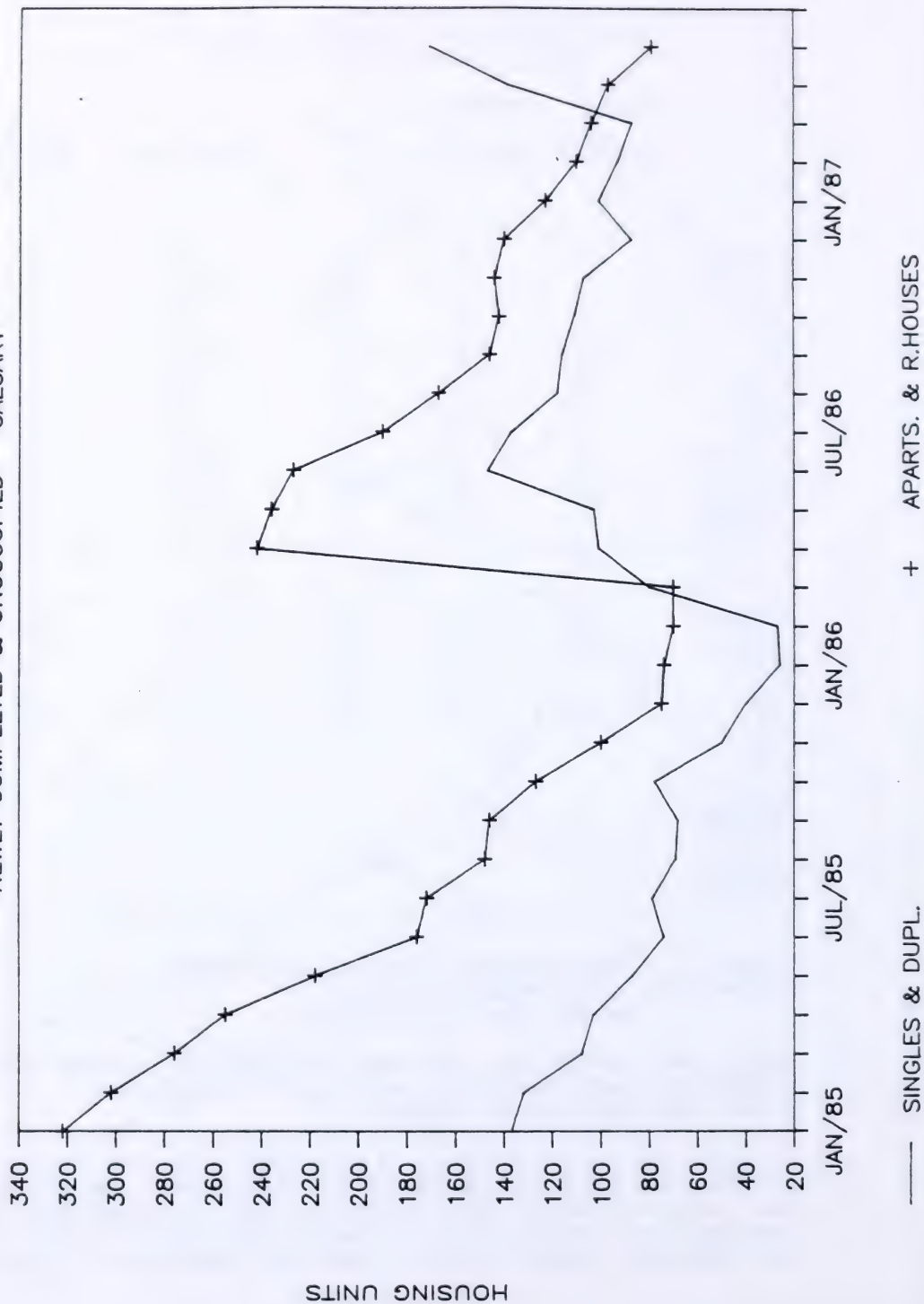


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					

JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					

JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	158	37
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

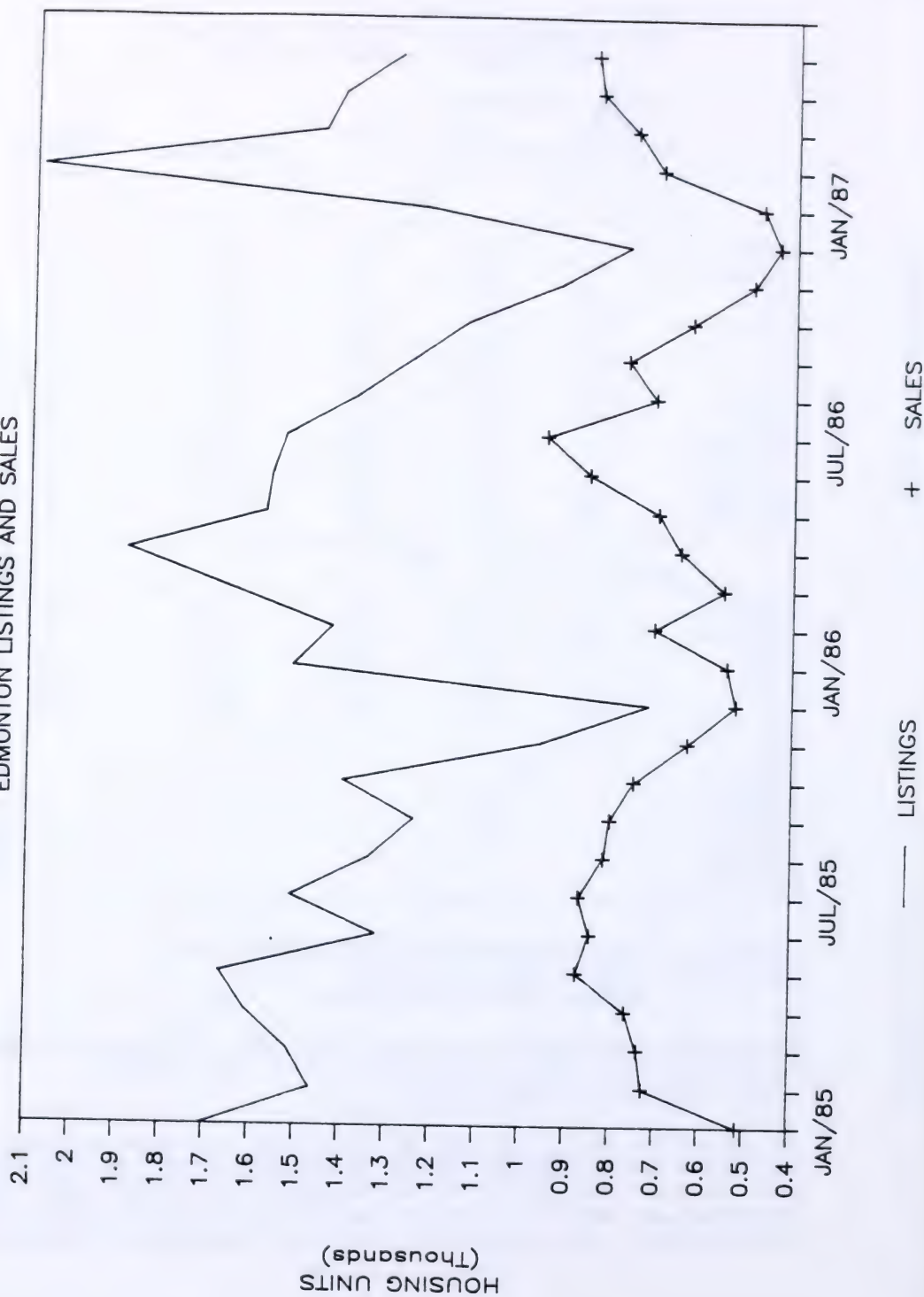


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

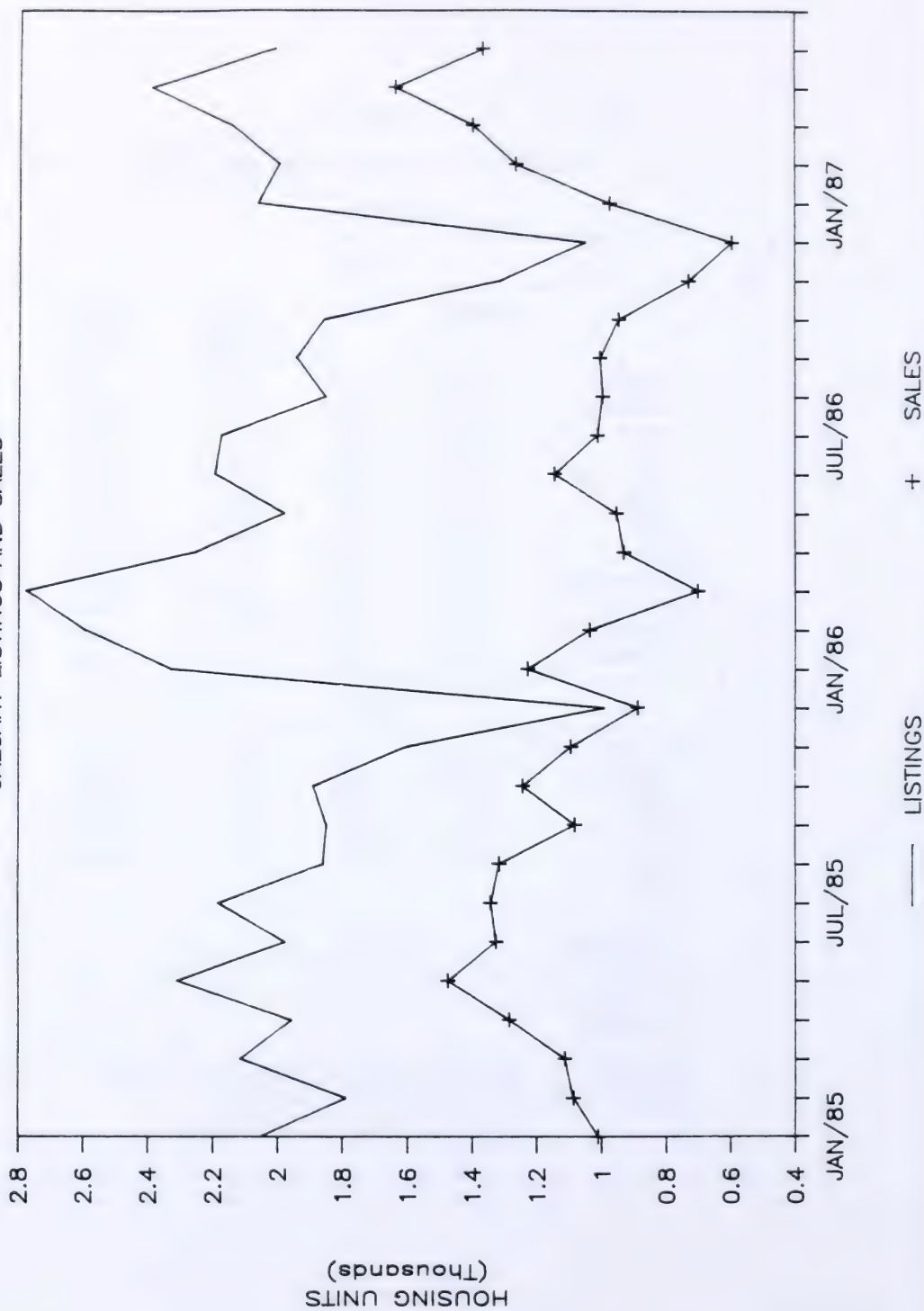


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2394	1641	.69	91731
MAY	2012	1369	.68	95940
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

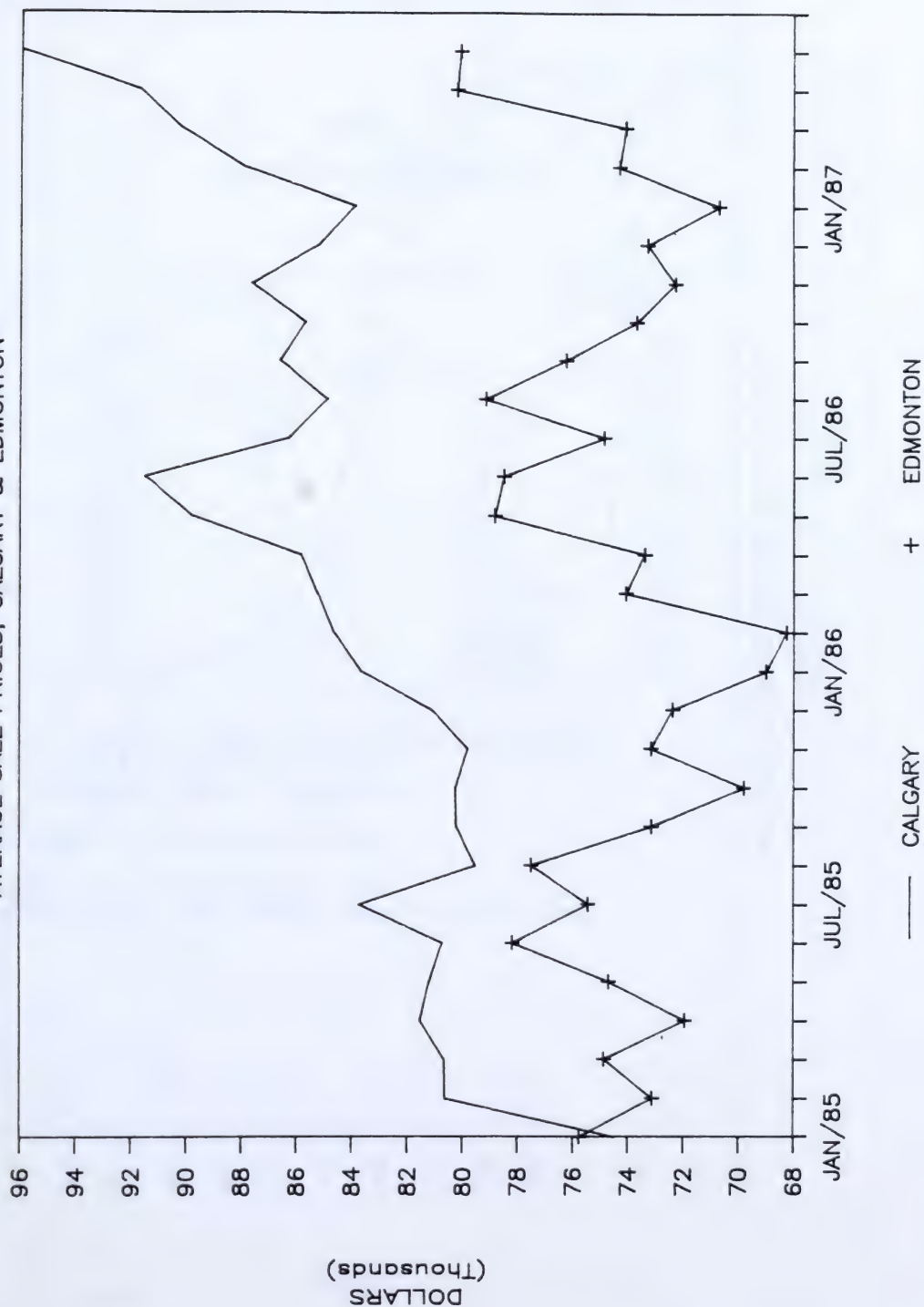


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

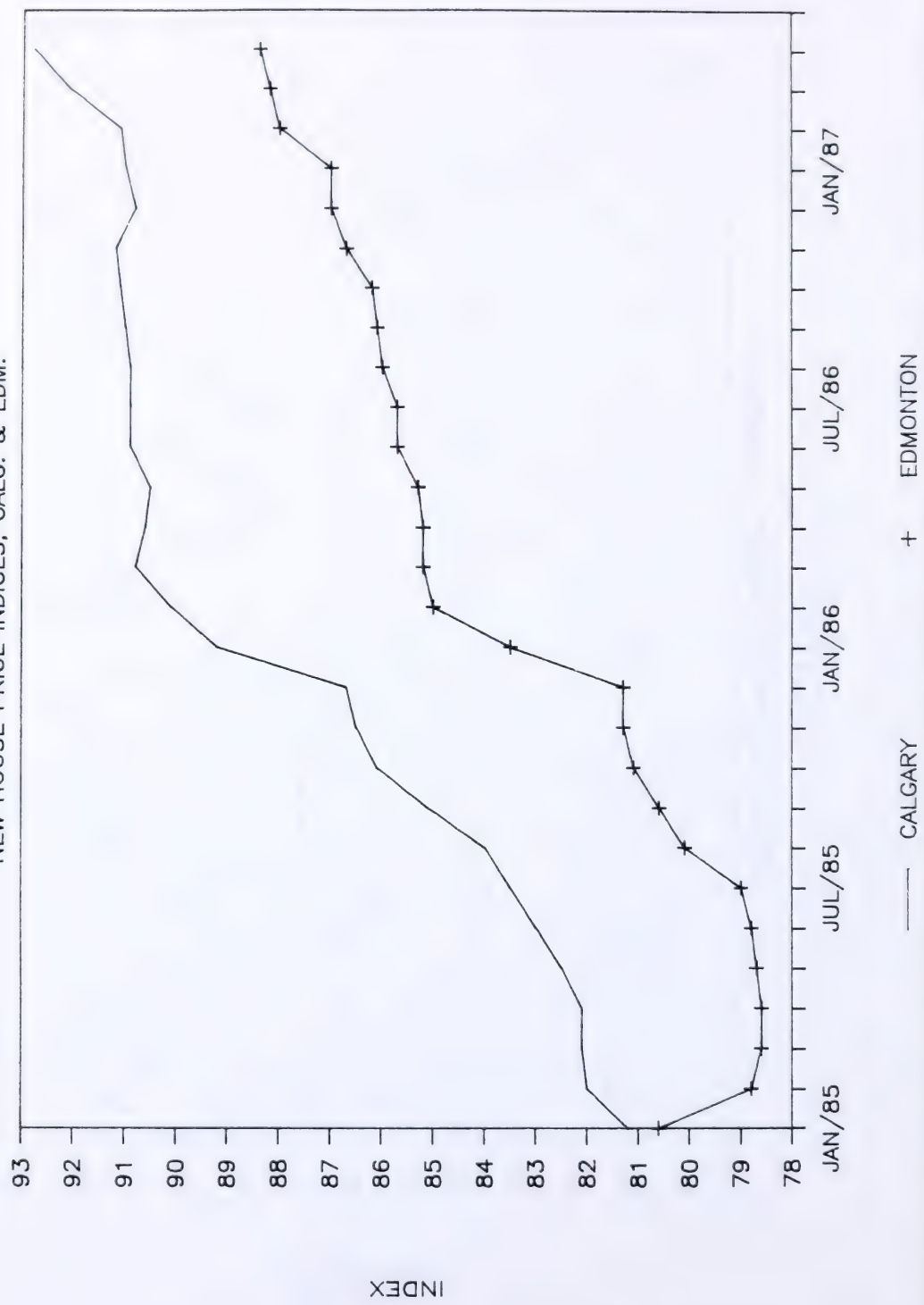


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5		MAY	85.3	
JUNE	90.9		JUNE	85.7	
JULY	90.9		JULY	85.7	
AUGUST	90.9		AUGUST	86.0	
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



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JUN 15 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1987

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

JUNE 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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Highlights

Urban Alberta

- Housing starts in June were 874 units, up 76% over the same period last year. Only Fort McMurray and Lethbridge reported a decrease in June.
- Total starts for the first six months were 9% higher (3,515) than last year's levels (3,211). Singles increased by 9% while multiples increased by 12%.
- The number of units under construction rose to 3,211, 49% higher than June 1986 figures. About three quarters of the units under construction were single family housing.

Calgary

- In Calgary, starts in June increased to 367 units, 137% above last year's levels.
- Starts for the first half totaled 1,322, 7% above last year's total of 1,238. Only 59 multiples, or 11% of total, were started so far this year compared with 48 units last year.
- Housing under construction rose to 1,551 units, a record high since 1984.
- Inventory of newly completed and unoccupied units declined slightly from the previous month to 236, of which nearly 75% were single family units.
- In the resale market, sales were 1,411 units, or 23% higher than in June 1986. Monthly sales averaged over 1,300 in the first half of this year, compared to about 1,000 sales during last year's first half. The ratio of sales-to-listings increased to .64 compared to .52 in June of last year.

- ° The average selling price was \$96,358 in June, up 5% compared to June 1986 and up marginally from the preceeding month. The new housing price index also showed an increase of 3% to 93.5 in May.

Edmonton

- ° Edmonton's starts increased again to 371 units last month, up 75% in comparison to June 1986.
- ° Total starts to date also increased by 17% from June 1986. Single family starts rose by 17% while multiples rose by 26%.
- ° Housing under construction continued to show an upward trend to 1,189 units in June. Inventory of newly completed and unoccupied units remained fairly steady at 111 units with 216 units completed during the month.
- ° The resale housing market activity continued to be very active as indicated by the ratio of sales-to-listings of .62, meaning that for each ten homes listed, more than six were sold. Total sales for June were 912 units, or 6% higher than total sales for June 1986.
- ° The average resale house price decreased marginally to \$79,848 in June compared to May 1987, but increased 2% compared to the average price for June 1986. The new housing price index continued to increase to 88.6 in May, an increase of 3.3% over May 1986.

TABLE 1

JUN-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	326	2	19	20	367	131
CAMROSE	4	0	0	0	4	33
EDMONTON M.A.	355	10	6	0	371	75
FORT McMURRAY	1	0	0	0	1	67
GRANDE PRAIRIE	19	10	0	0	29	71
LEDUC **						
LETHBRIDGE	8	0	0	0	8	60
LLOYDMINSTER (ALTA. PART)	8	0	0	0	8	700
MEDICINE HAT	13	4	0	0	17	42
RED DEER	15	0	0	48	63	11
SPRUCE GROVE **						
WETASKIWIN	4	0	0	0	4	*
OTHER CENTRES ***	2	0	0	0	2	*
TOTAL	755	26	25	68	874	76

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 1A

CUMULATIVE STARTS - CALGARY

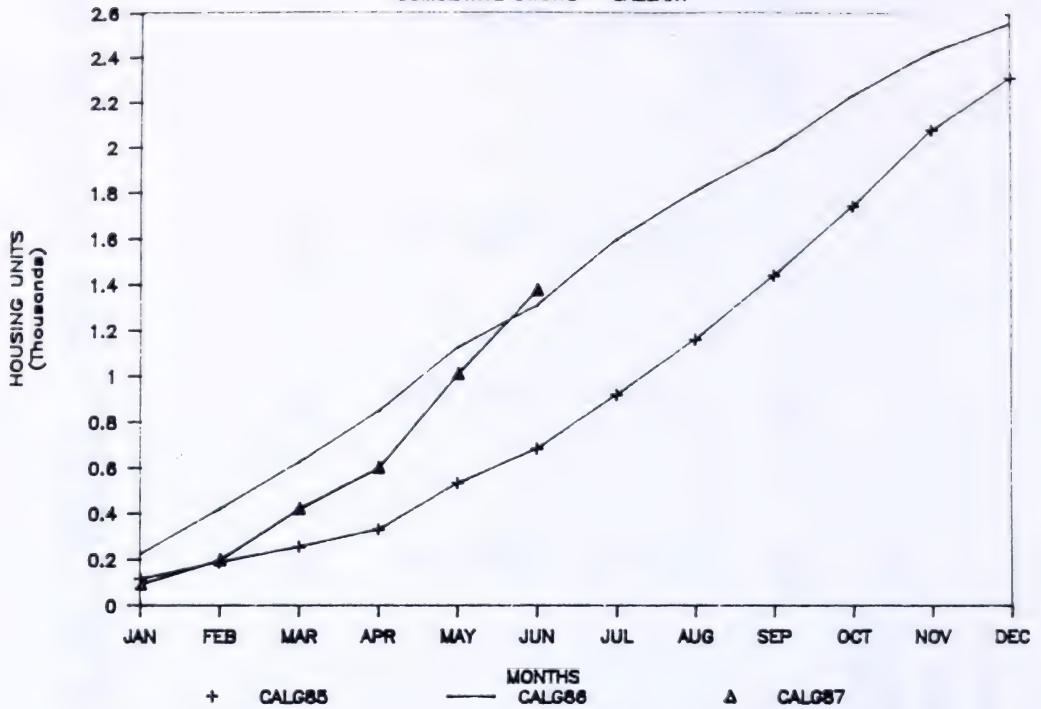


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

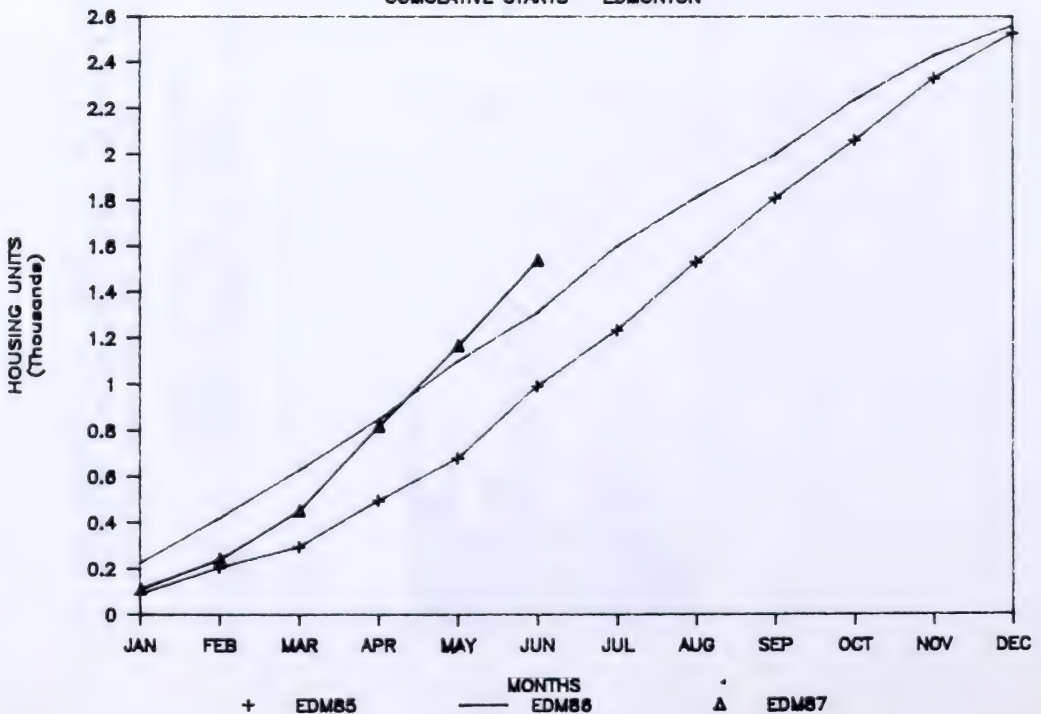


TABLE 2

JUN-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987
CALGARY	1238	1322	22	20	11	19	15	20	1286	1381
CAMROSE	10	18	0	0	0	0	0	0	10	18
EDMONTON M.A.	1233	1439	33	24	37	16	10	61	1313	1540
FORT MCMURRAY	15	2	0	0	0	0	12	0	27	2
GRANDE PRAIRIE	92	63	0	10	0	0	0	0	92	73
LEDUC **	13	0	0	0	0	0	0	0	13	0
LETHBRIDGE	79	74	4	2	0	32	0	0	83	108
LLOYDMINSTER(ALTA. PART)	35	18	0	0	0	0	14	0	49	18
MEDICINE HAT	69	88	2	6	29	0	0	4	100	98
RED DEER	101	122	4	0	107	75	0	48	212	245
SPRUCE GROVE **	26	0	0	0	0	0	0	0	26	0
WETASKIWIN	0	20	0	0	0	0	0	0	0	20
OTHER CENTRES ***	0	12	0	0	0	0	0	0	0	12
TOTAL	2911	3178	65	62	184	142	51	133	3211	3515
PERCENT CHANGE BY TYPE	9		5		-23		9		9	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

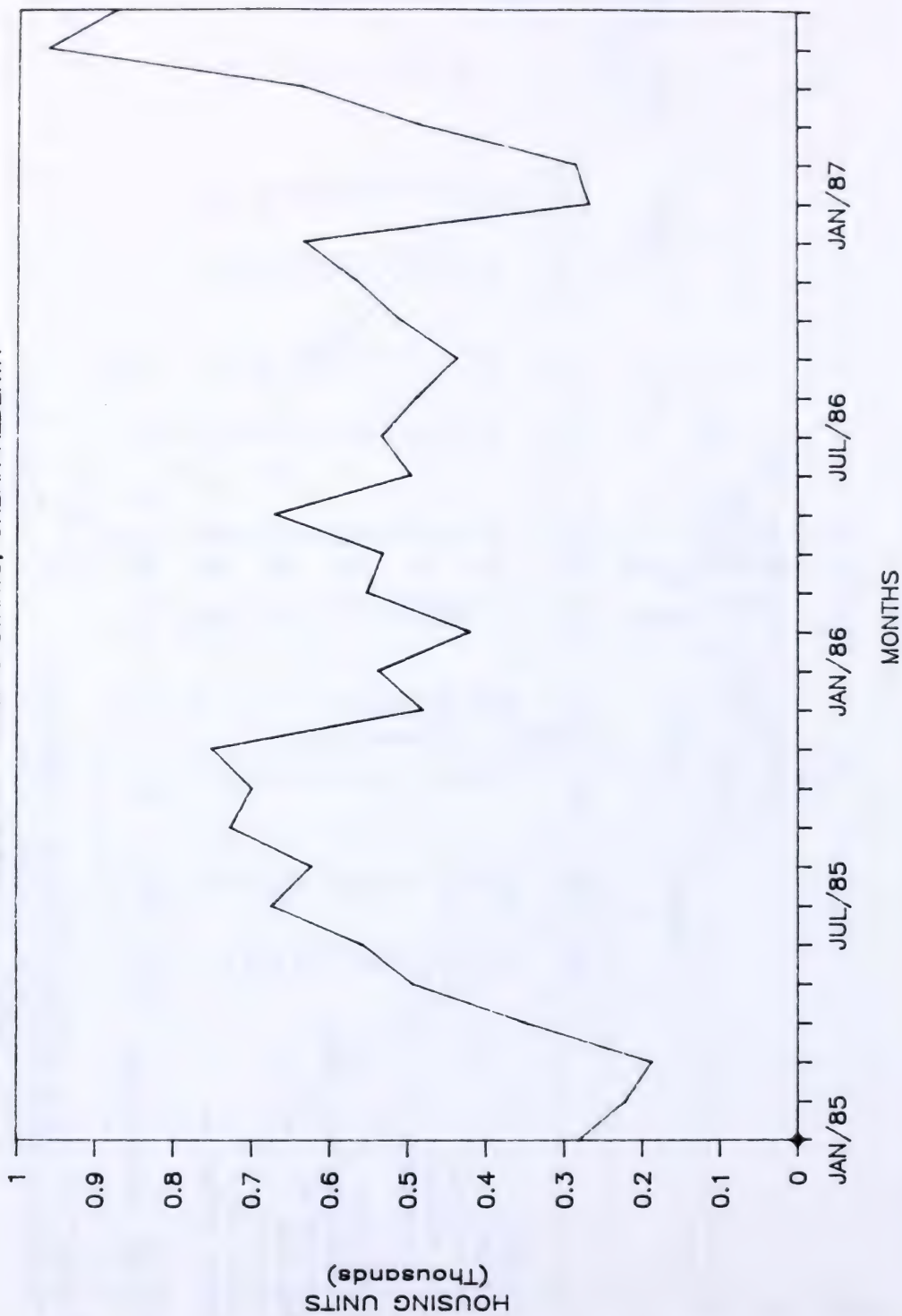


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	50
FEBRUARY	421	286	32
MARCH	553	485	12
APRIL	532	639	20
MAY	671	963	44
JUNE	496	874	76
JULY	534		
AUGUST	489		
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	3515	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

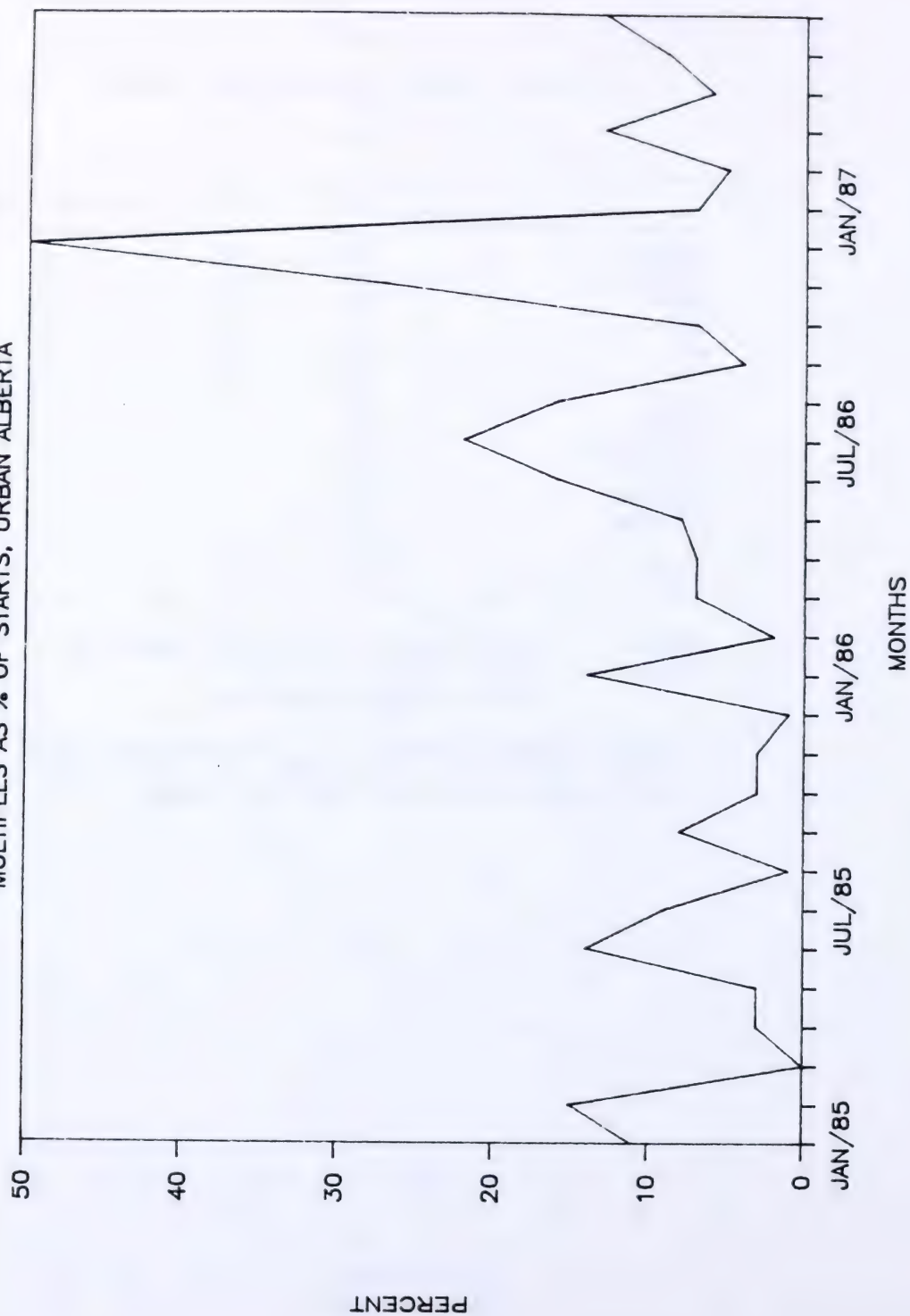


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	963	881	82	9
JUNE	874	755	119	14
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	3515	3178	337	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

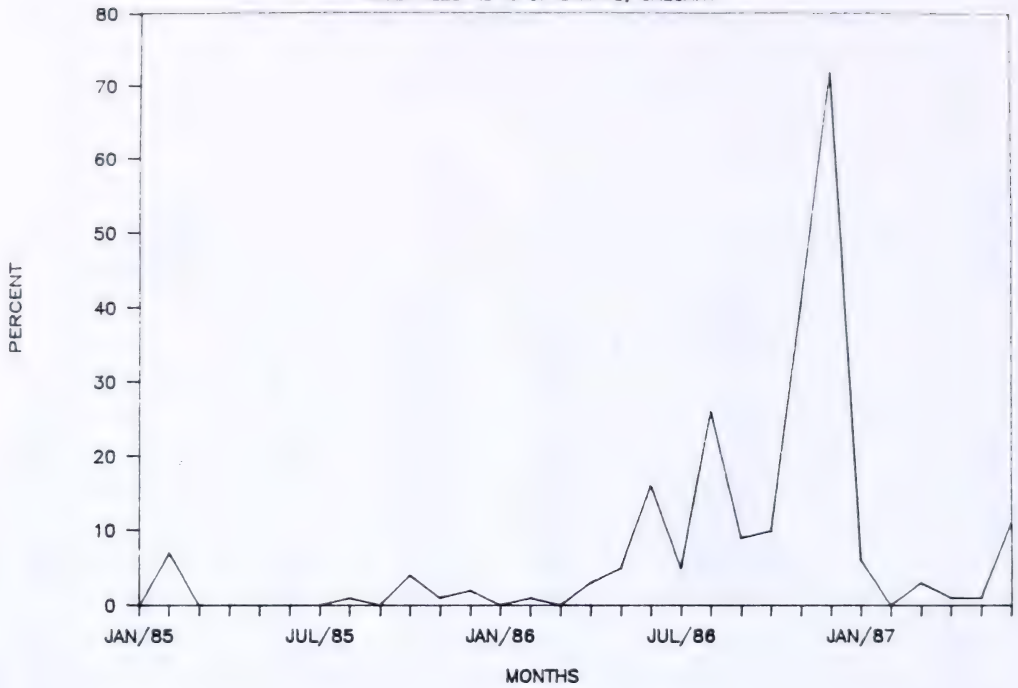
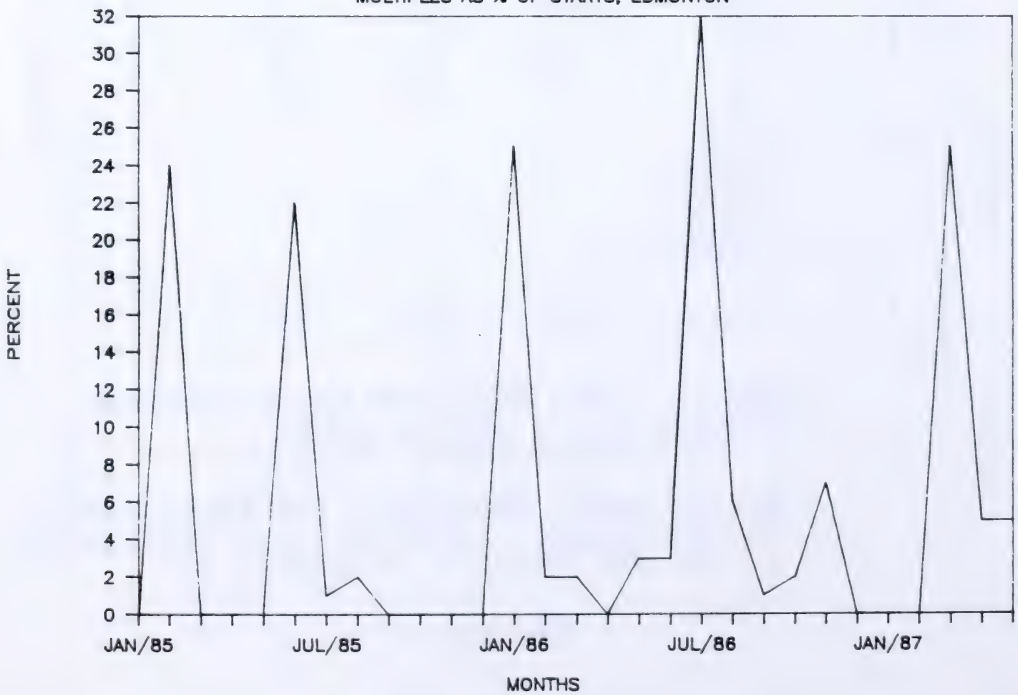


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON (METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	225	0	0			225	168	57			25
FEBRUARY	177	2	1			195	191	4			2
MARCH	251	0	0			207	203	4			2
APRIL	196	6	3			222	221	1			0
MAY	278	15	5			252	244	8			3
JUNE	159	134	16			212	206	6			3
JULY	146	138	8			288	195	93			32
AUGUST	176	130	26			213	200	13			6
SEPTEMBER	169	153	16			186	184	2			1
OCTOBER	176	159	17			238	234	4			2
NOVEMBER	286	172	114			193	179	14			7
DECEMBER	440	122	318			130	130	0			0
TOTAL	2679	2112	567	21		2561	2355	206			8
1987						EDMONTON (METRO)					
CALGARY											
JANUARY	97	91	6	6		113	113	0			0
FEBRUARY	104	104	0	0		130	130	0			0
MARCH	223	217	6	3		210	158	52			25
APRIL	182	180	2	1		366	349	17			5
MAY	408	404	4	1		350	334	16			5
JUNE	367	326	41	11		371	355	16			4
JULY											
AUGUST											
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
TOTAL	1381	1322	59			1540	1439	101			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

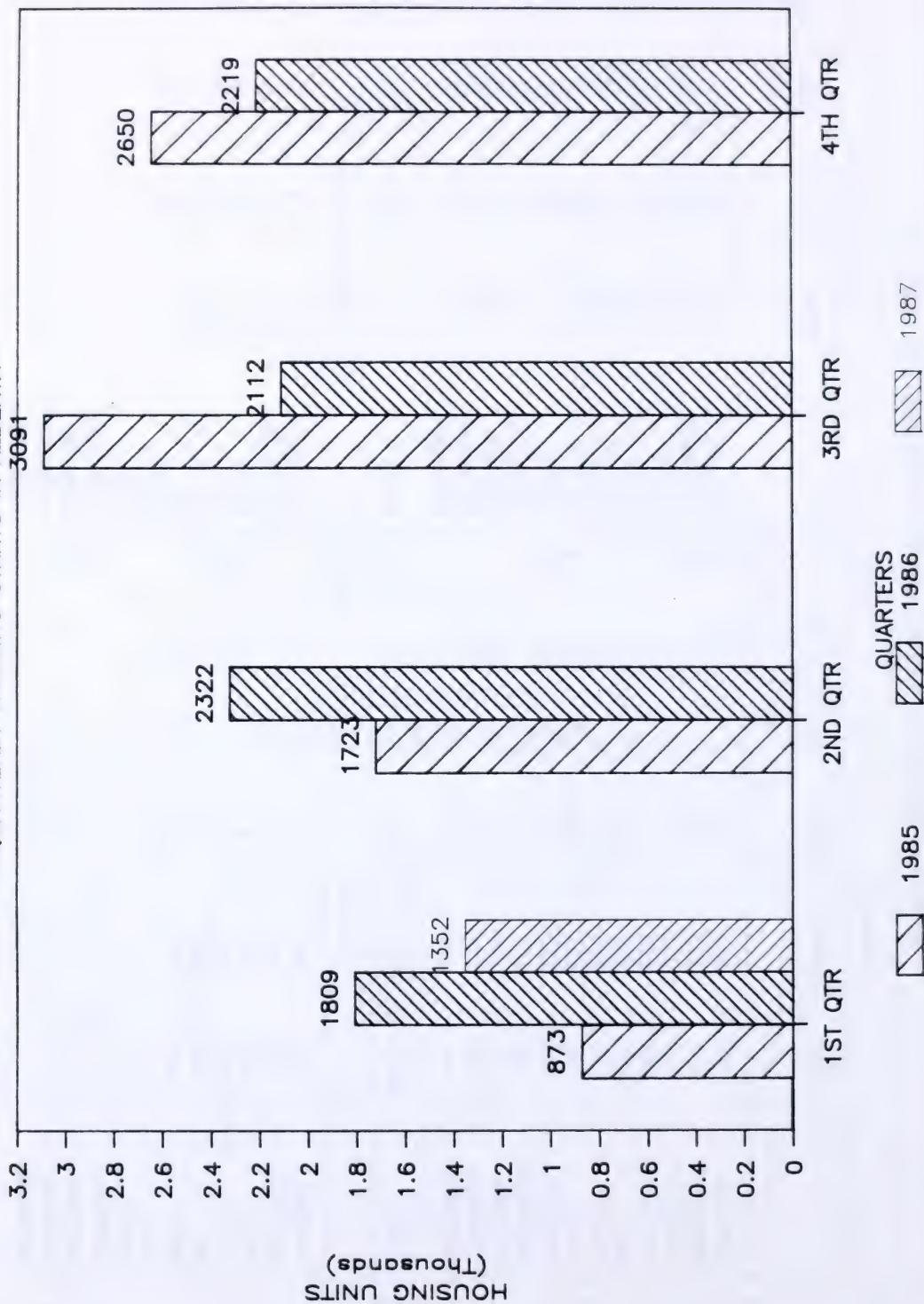


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987		
	1986	1987	PERCENT CHANGE
FIRST QUARTER	1809	1352	25
SECOND QUARTER	2322		
THIRD QUARTER	2112		
FOURTH QUARTER	2219		
	-----	-----	-----
TOTAL	8462	1352	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

JUN-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	137	0	29	0	166	-31
CAMROSE	2	0	0	0	2	100
EDMONTON M.A.	215	0	1	0	216	-36
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	20	0	0	0	20	-17
LEDUC **	0	0	0	0	0	-100
LETHBRIDGE	4	0	0	0	4	-73
LLOYDMINSTER(ALTA. PART)	7	0	0	0	7	-84
MEDICINE HAT	12	0	0	0	12	140
RED DEER	33	0	7	0	40	43
SPRUCE GROVE **	0	0	0	0	0	-100
WETASKIWIN	3	0	0	0	3	*
OTHER CENTRES ***	1	0	0	0	1	*
TOTAL	434	0	37	0	471	34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

TABLE 8

JUN-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1007	26	153	365	1551	55
CANROSE	14	0	0	0	14	75
EDMONTON M.A.	1082	30	16	61	1189	51
FORT MCMURRAY	3	0	0	0	3	-85
GRANDE PRAIRIE	43	10	0	0	53	13
LEDUC **						
LETHBRIDGE	62	2	42	0	106	71
LLOYDMINSTER (ALTA. PART)	14	0	0	0	14	-33
MEDICINE HAT	69	6	13	4	92	35
RED DEER	64	0	54	48	166	39
SPRUCE GROVE **						
WETASKIWIN	14	0	0	0	14	*
OTHER CENTRES ***	9	0	0	0	9	*
TOTAL	2381	74	278	478	3211	49

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 6A
TOTAL STARTS - CALGARY

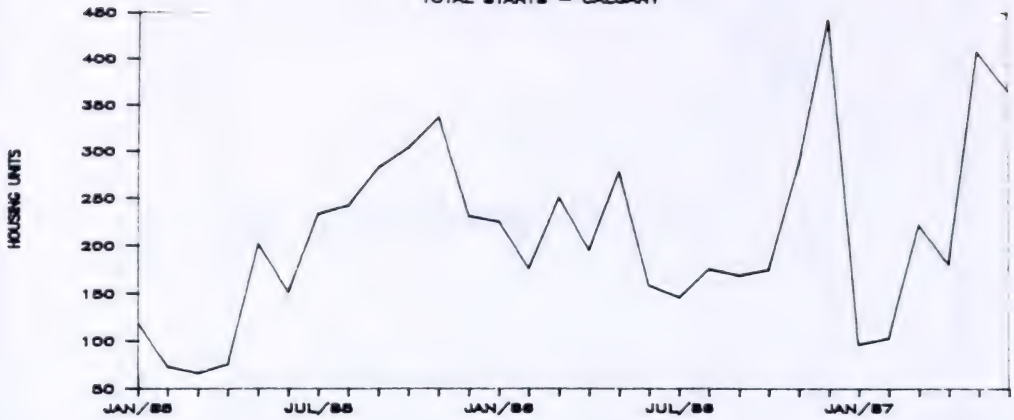


FIGURE 6B
COMPLETIONS - CALGARY

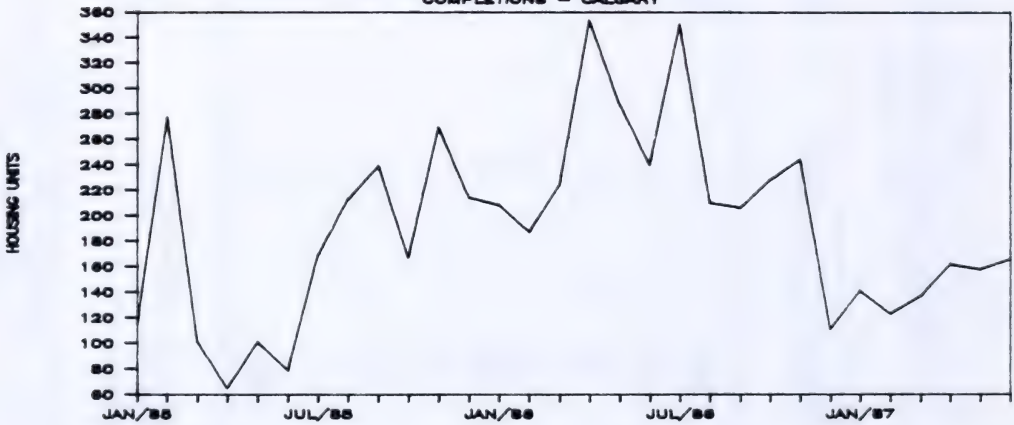


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

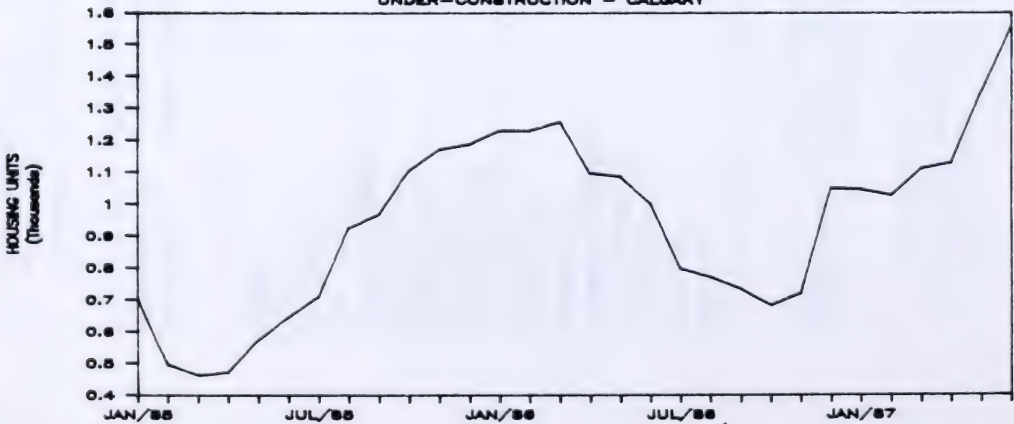


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
1987			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	158	1351
JUNE	367	166	1551
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

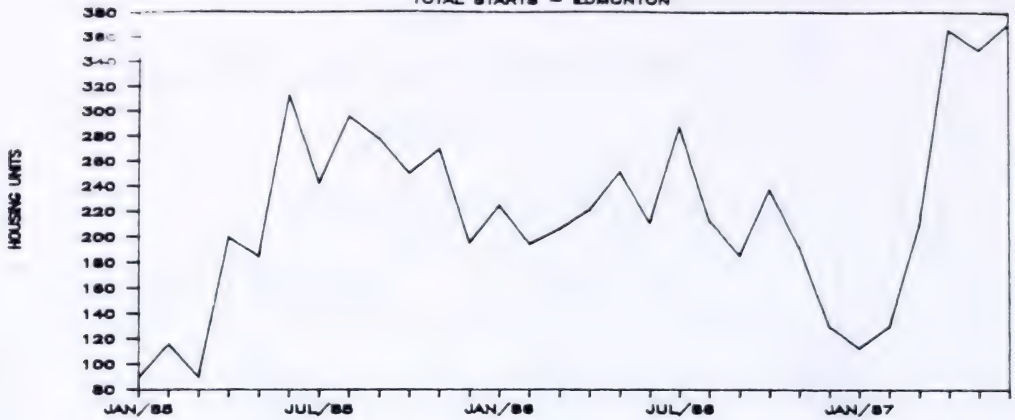


FIGURE 7B
COMPLETIONS - EDMONTON

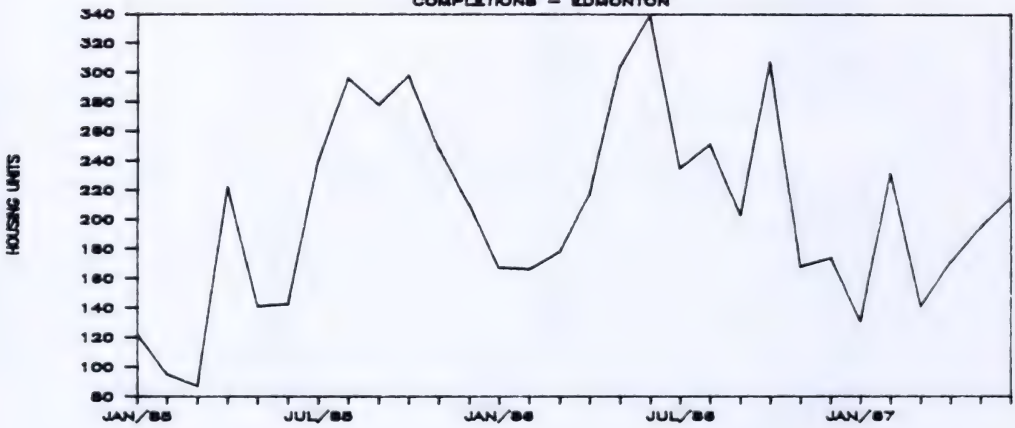


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

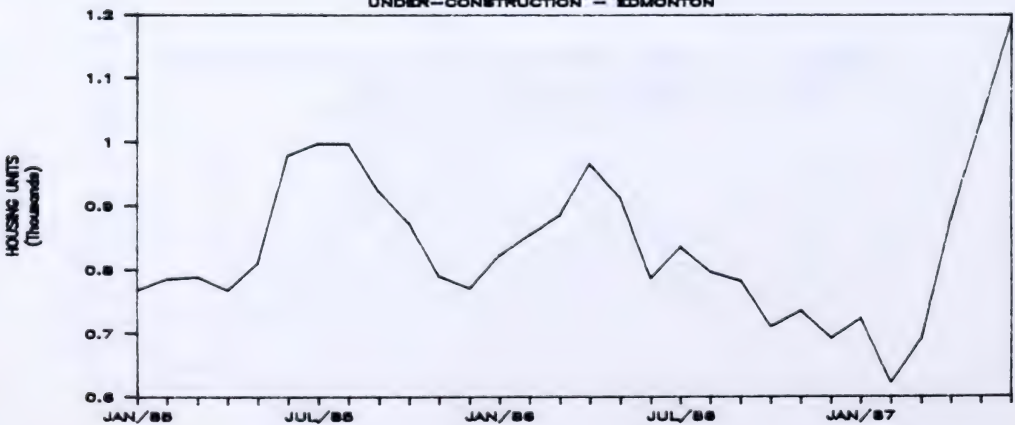


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
1987			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	216	1189
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON

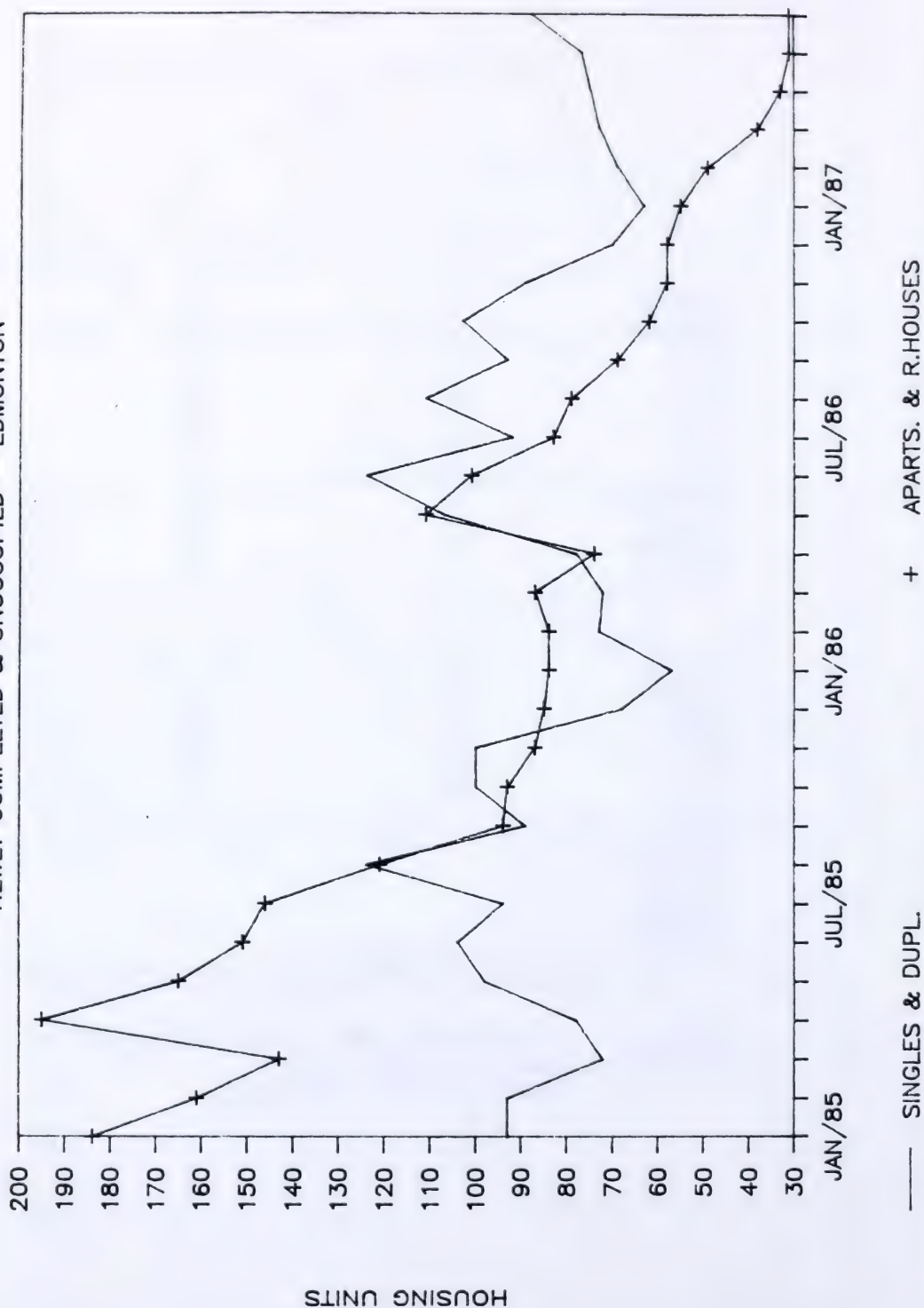


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	216	66
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED & UNOCCUPIED - CALGARY

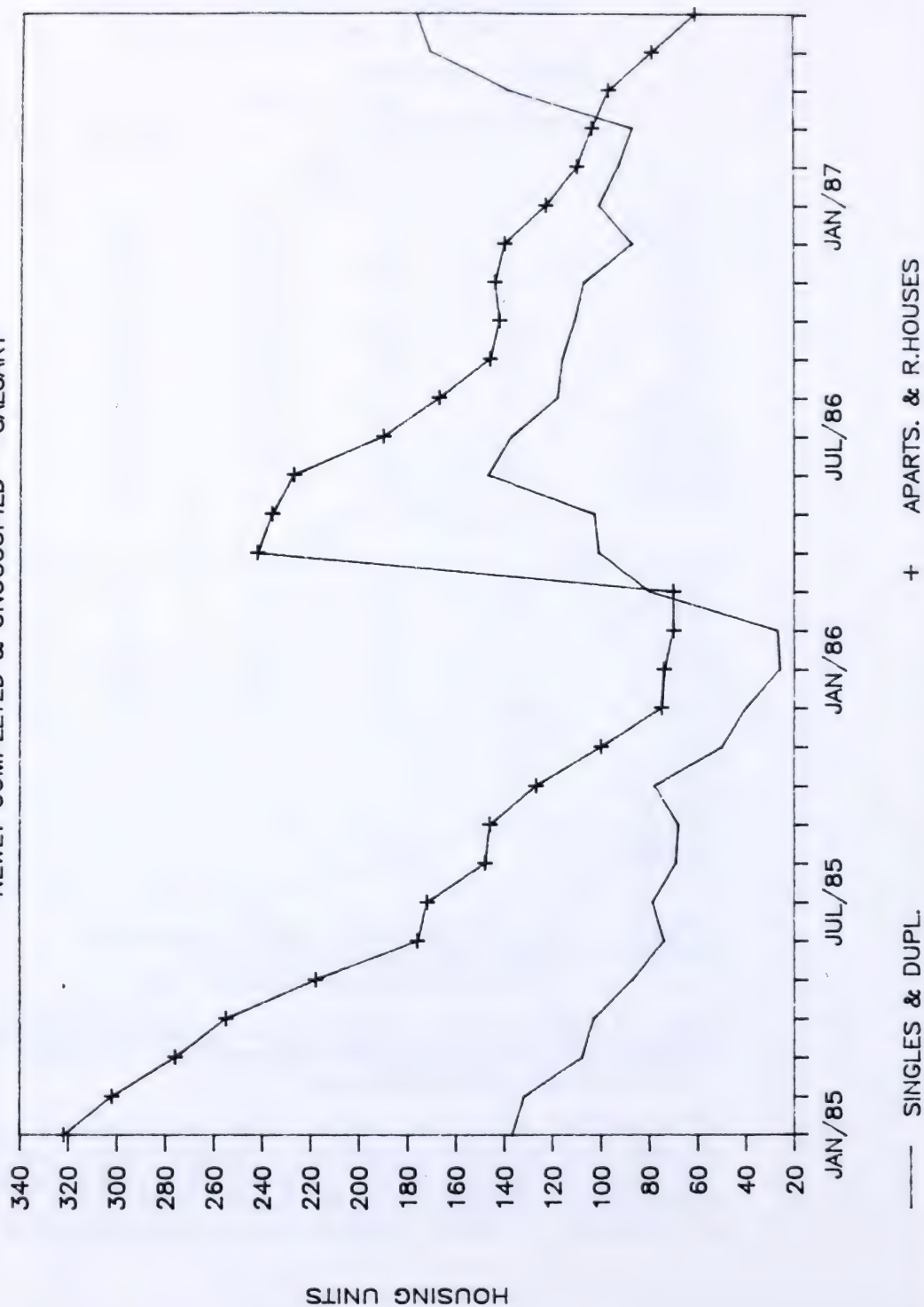


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	158	37
JUNE	177	61	238	166	43
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
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 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

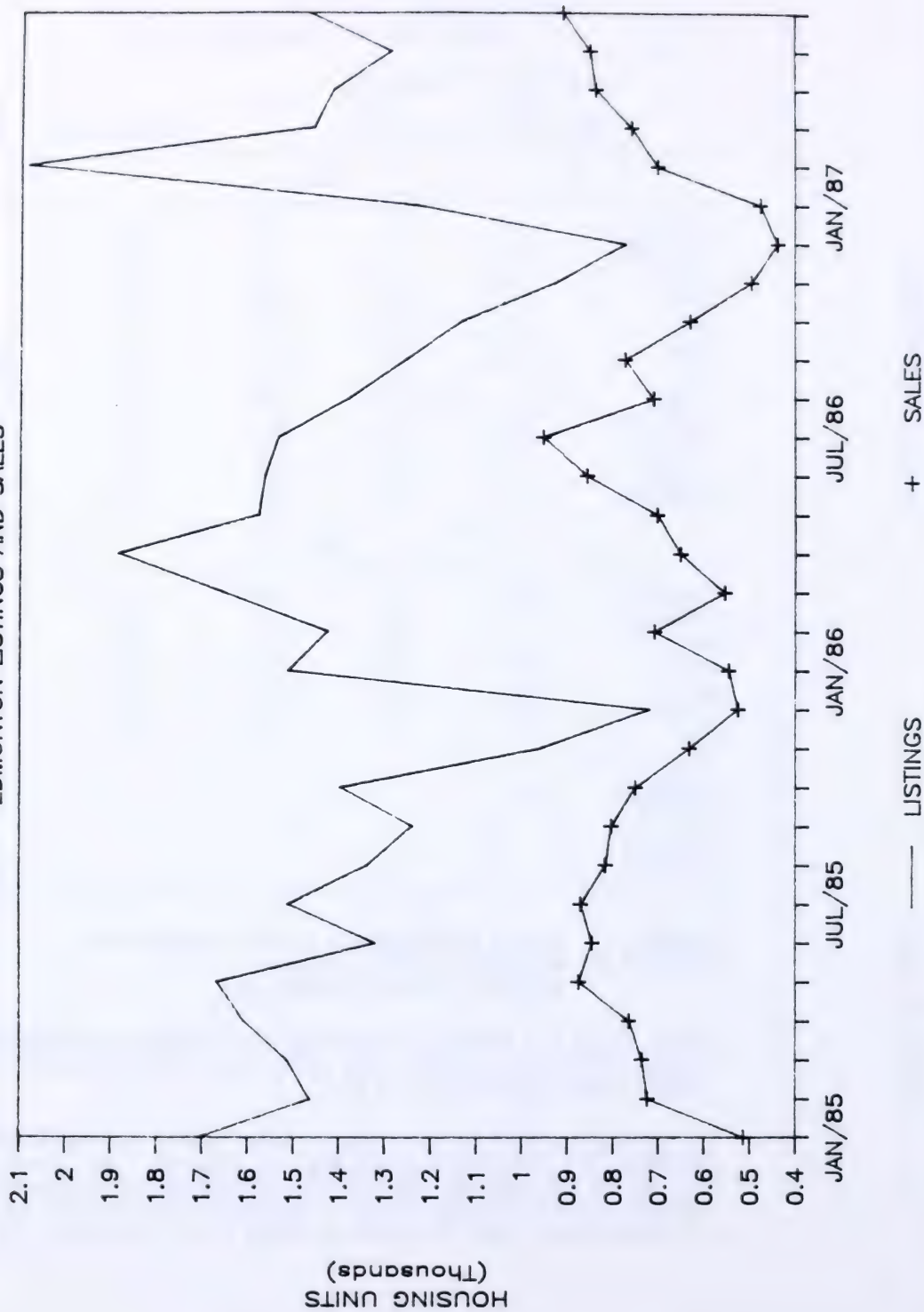


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

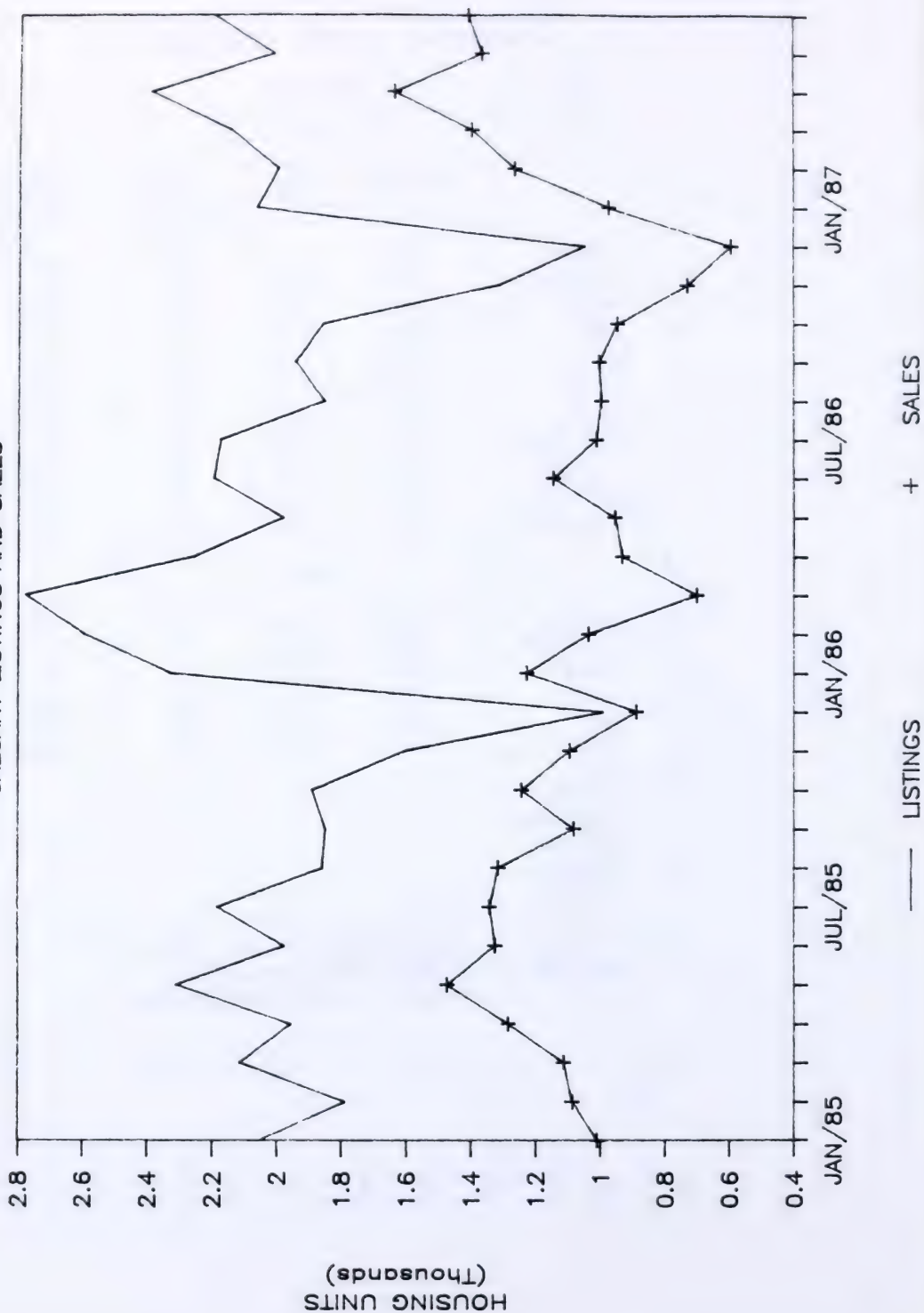


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220

1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2394	1641	.69	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

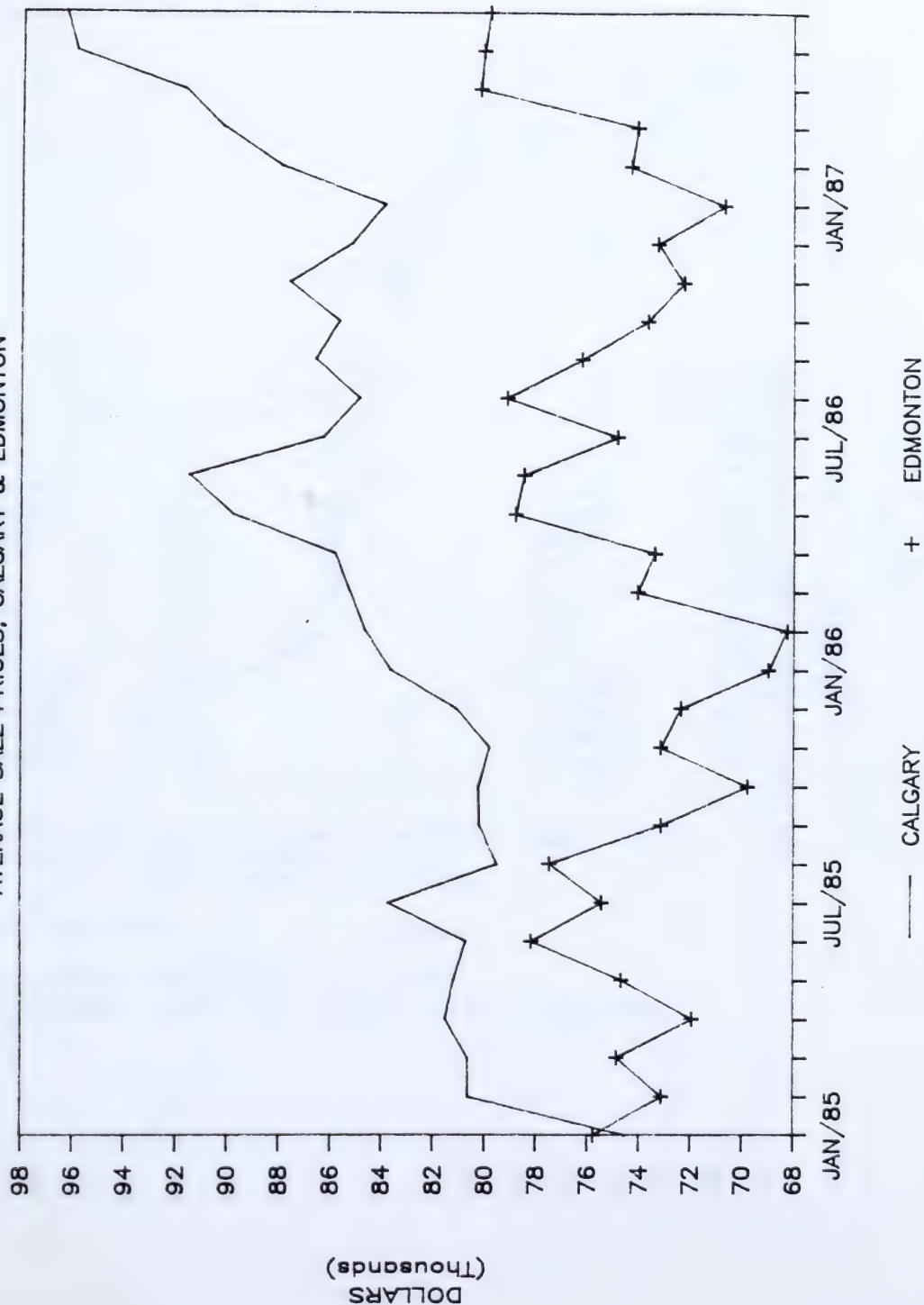


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

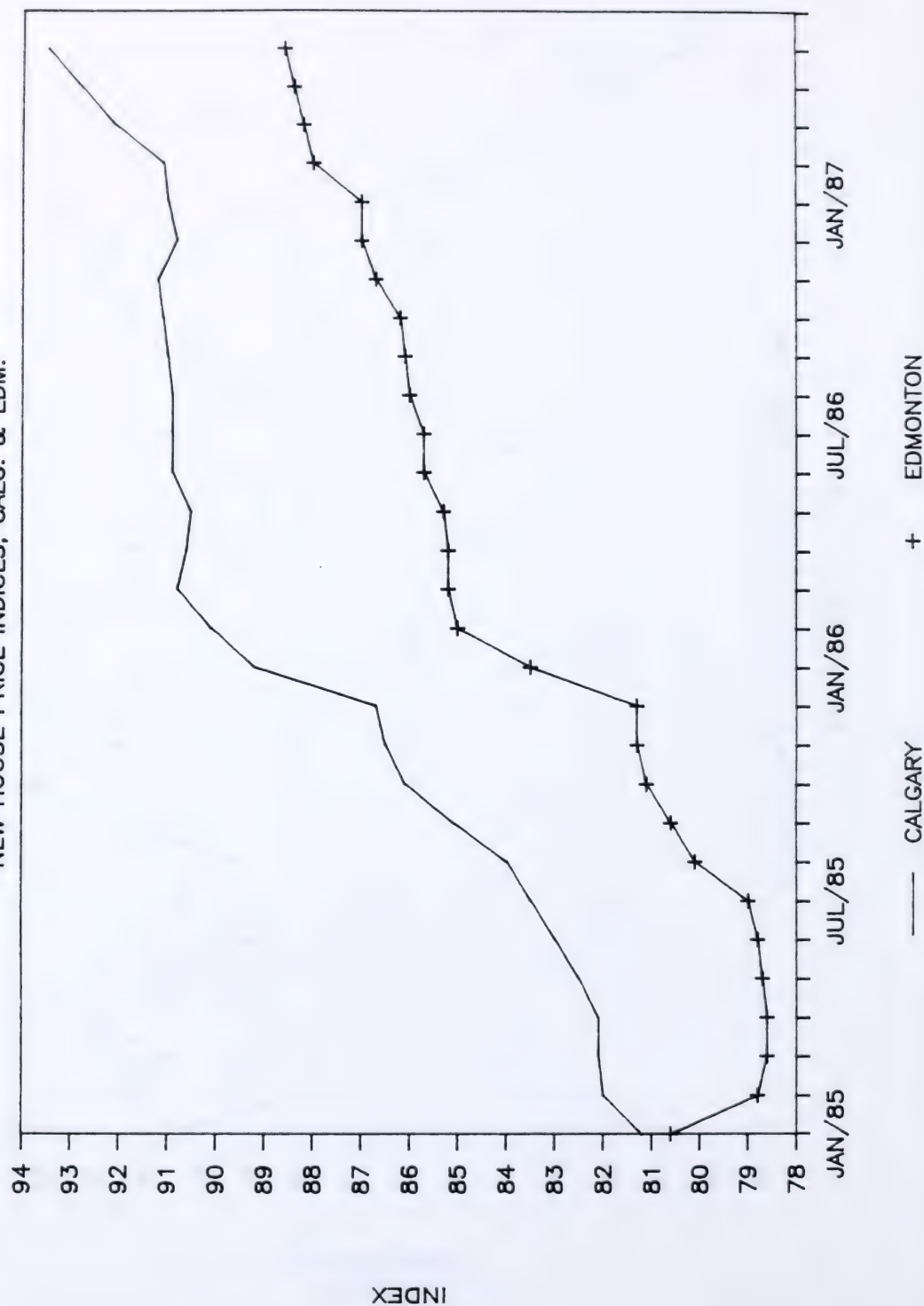


TABLE 15
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9		JUNE	85.7	
JULY	90.9		JULY	85.7	
AUGUST	90.9		AUGUST	86.0	
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

11/11/86
AUG 31 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1987

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

JULY 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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D. Multiple Listings Service (M.L.S.)

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* * * *

Figure 13: New Housing Price Indices in Calgary and Edmonton	29
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Highlights

Alberta

- ° In the second quarter, housing starts rose by 33% to 3,099 units from 2,322 for 1986, bringing the total for the first half of 1987 to a level of 4,451 units, 8% greater than 1986 levels (4,131).

Urban Alberta

- ° For the fourth straight time this year, housing starts in Urban Alberta jumped from last year to 908 units, an increase of 70% from 534 units in July 1986.
- ° Total starts to date also increased by 19% to 4,454 units compared to 3,745 for 1986. Both singles and multiples were up 20% and 13% respectively.
- ° Housing under construction in July continued to trend upward to 3,448 units, up 71% compared to the same period 1986, mainly due to sharp increases in starts during the past four months of this year.

Calgary

- ° For three consecutive months, Calgary's starts has increased compared to last year; last month's 367 units were 151% higher than the July 1986 level (146).
- ° Total starts for the year rose by 24% to 1,770 units from 1,432 for 1986. 127 Multiples were started for the first seven months of this year compared to only 56 in 1986.

- ° Housing under construction in July continued to improve sharply to 1,677 units from 797 a year ago. Inventory of newly completed and unoccupied housing dropped to 181 units while the rate of absorption reached a yearly high of 62%.
- ° Resale housing market activity increased last month with 1,227 units sold, up 21% over July 1986. Total sales to date are 32% ahead of last year.
- ° The average selling price jumped sharply to \$99,969, the highest level since July 1983. The new housing price index also increased to 94.0 in June, up 3% over 1986.

Edmonton

- ° Edmonton's housing starts in July reached 410 units, a 42% increase from 288 units in July 1986.
- ° Total starts for the first seven months rose by 22% to 1,950 units compared to 1,601 for 1986. Single family units increased by 27% while multiples dropped by 21%.
- ° Housing under construction increased again to 1,288 units from 1,189 in June. Newly completed and unoccupied housing also increased to 161 units, however, the rate of absorption fell slightly from 66% to 62% in July.
- ° In the resale market, the number of residential houses sold during the month dropped 9% over 1986 to 865 units, the first decrease in 5 months. The ratio of sales to listings also dropped to .58 compared to .62 last year.
- ° The average selling price in July was \$80,091, little change from the previous month, but still \$5,000 higher than July 1986 average price. The new housing price index continued to show an upward trend to 88.8 in June, a 4% increase from June 1986.

TABLE 1

JUL-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	299	4	0	64	367	151
CAMROSE	3	0	0	0	3	50
EDMONTON M.A.	374	8	28	0	410	42
FORT McMURRAY	4	0	0	0	4	100
GRANDE PRAIRIE	17	0	0	0	17	-11
LEDUC **						
LETHBRIDGE	20	0	0	0	20	-33
LLOYDMINSTER (ALTA. PART)	1	0	0	0	1	-92
MEDICINE HAT	17	0	7	0	24	100
RED DEER	32	2	13	10	57	307
SPRUCE GROVE **						
WETASKIWIN	3	0	0	0	3	*
OTHER CENTRES ***	2	0	0	0	2	*
TOTAL	772	14	48	74	908	70

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 1A

CUMULATIVE STARTS - CALGARY

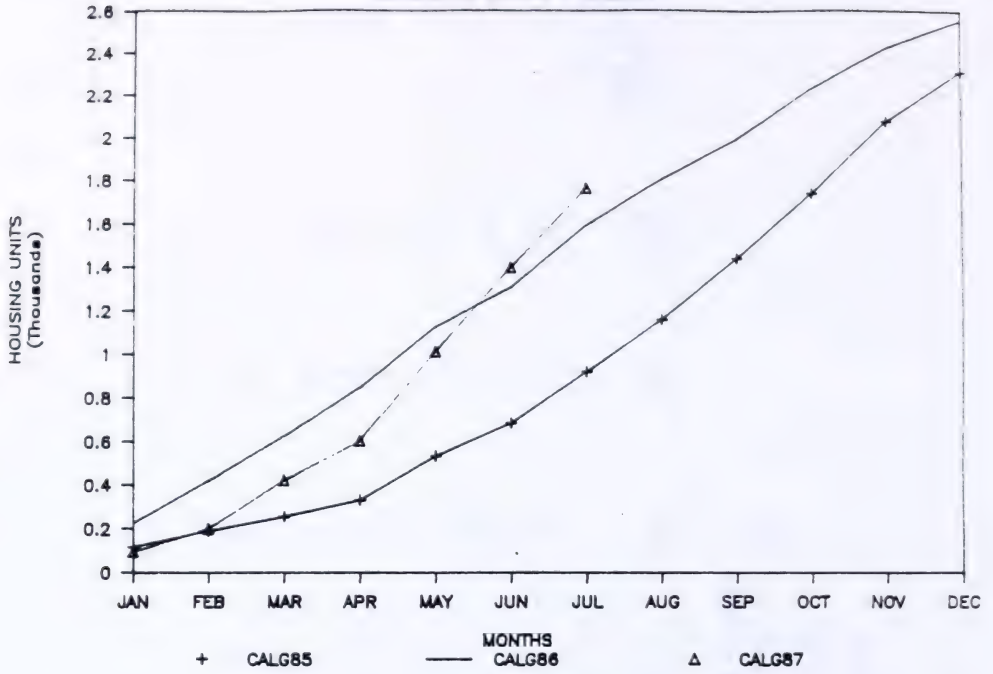


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

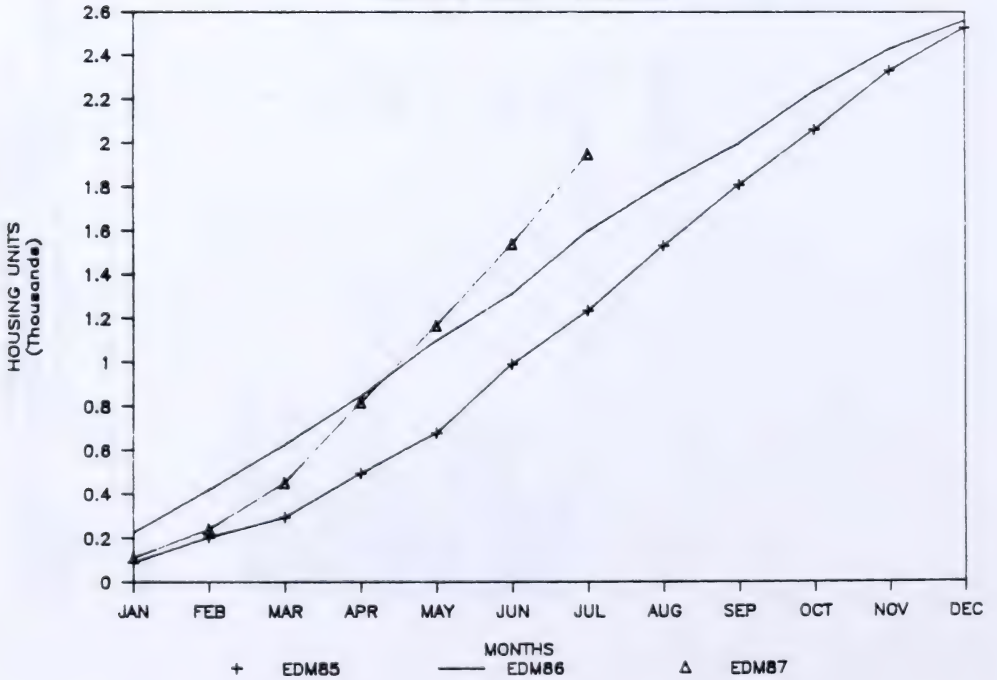


TABLE 2

JUL-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS	
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	
CALGARY	1376	1643	30	24	11	19	15	84	1432	1770	24
CAMROSE	12	21	0	0	0	0	0	0	12	21	75
EDMONTON M.A.	1428	1813	87	32	76	44	10	61	1601	1950	22
FORT MCMURRAY	17	6	0	0	0	0	12	0	29	6	-79
GRANDE PRAIRIE	111	80	0	10	0	0	0	0	111	90	-19
LEDUC **	14		0		5		0		19		
LETHBRIDGE	99	94	6	2	0	32	8	0	113	128	13
LLOYDMINSTER(ALTA. PART)	46	19	2	0	0	0	14	0	62	19	-69
MEDICINE HAT	81	114	2	6	29	7	0	4	112	131	17
DEER	115	154	4	2	107	88	0	58	226	302	34
SPRUCE GROVE **	28		0		0		0		28		
WETASKIWIN	0	23	0	0	0	0	0	0	0	23	*
OTHER CENTRES ***	0	14	0	0	0	0	0	0	0	14	*
TOTAL	3327	3981	131	76	228	190	59	207	3745	4454	19
PERCENT CHANGE BY TYPE		20		-42		-17		251		19	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLANANDON VILLAGE, HINTON TOWN

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

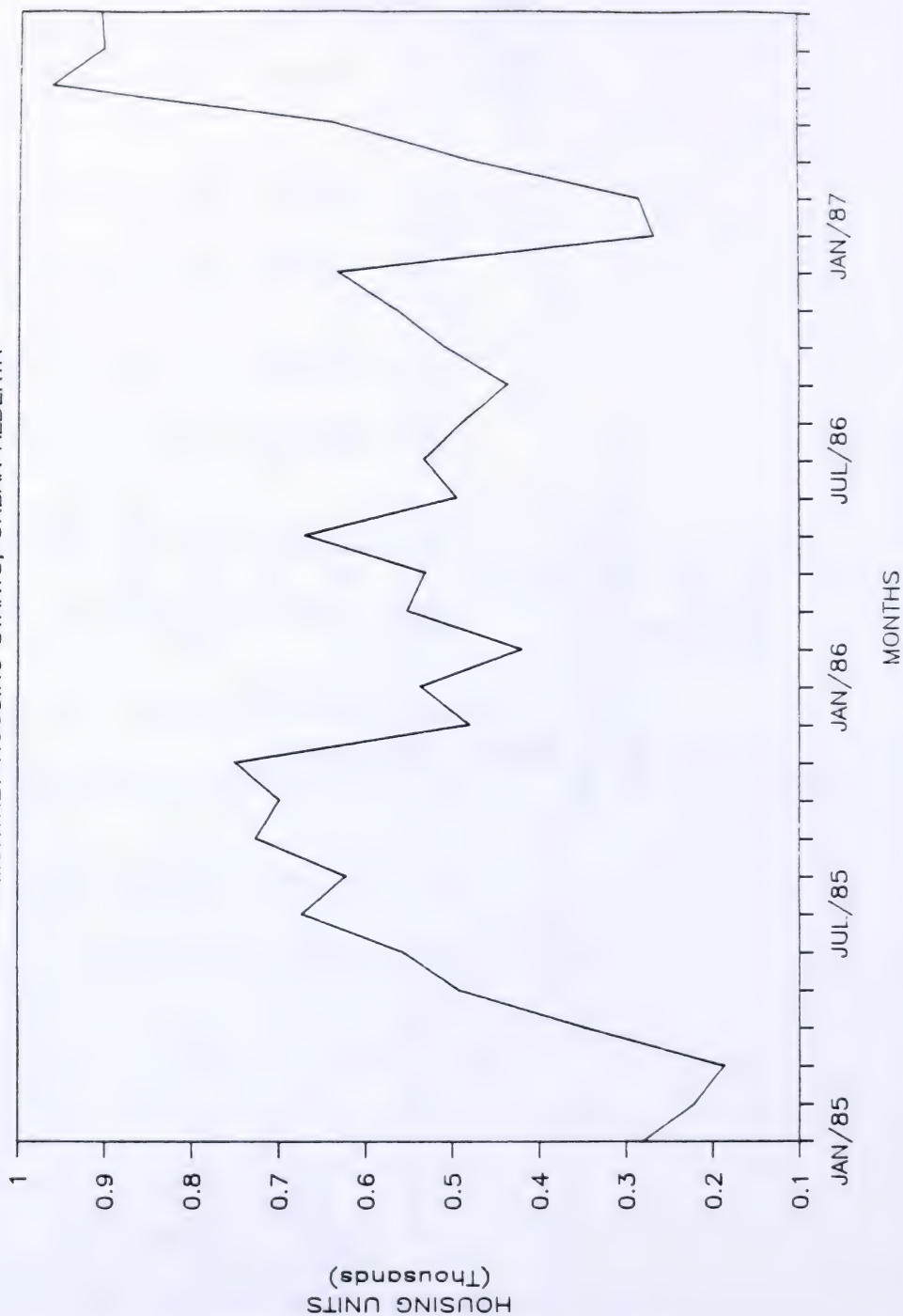


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	639	20
MAY	671	964	44
JUNE	496	904	82
JULY	534	908	70
AUGUST	489		
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	4454	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

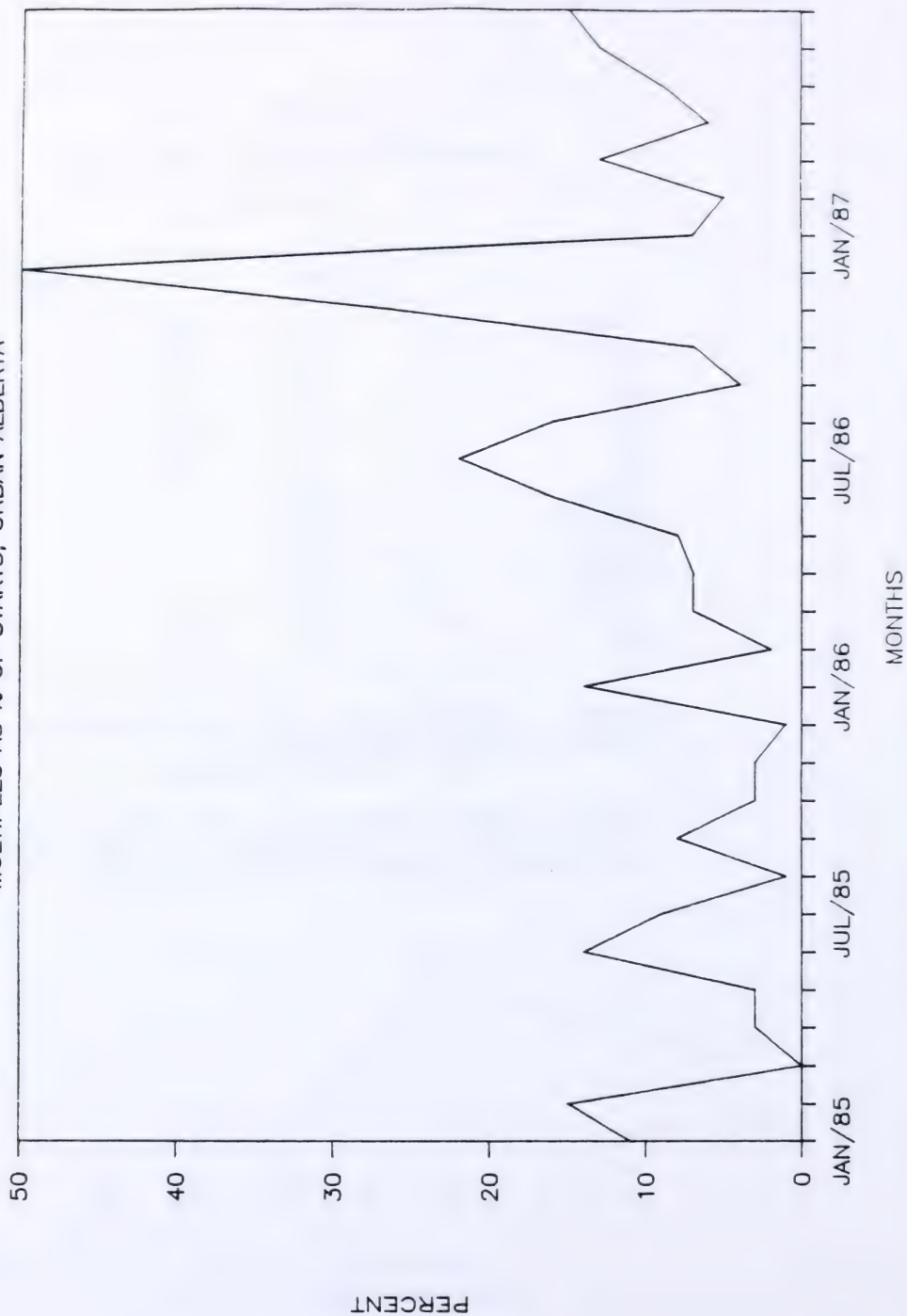


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	904	785	119	13
JULY	908	772	136	15
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	4454	3981	473	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

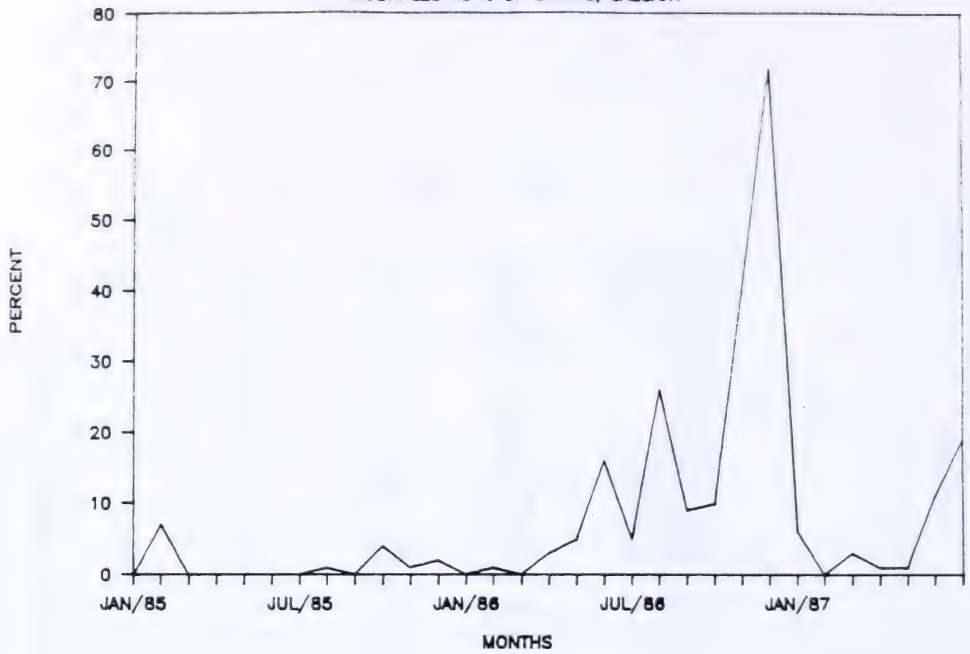


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

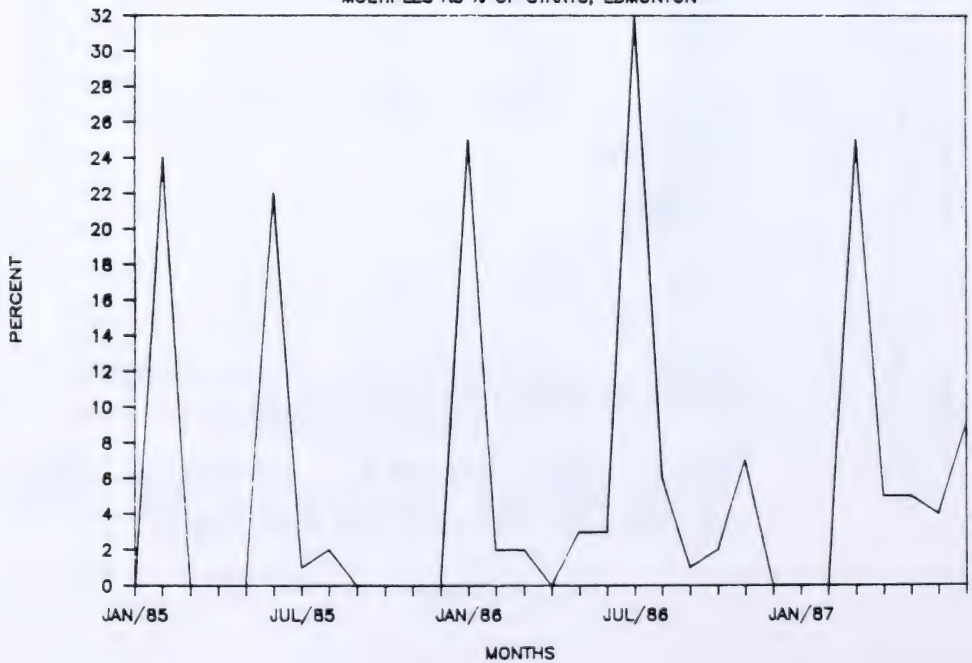


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON (METRO)					
CALGARY			1986			EDMONTON (METRO)			1986		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	225	225	0	0		JANUARY	225	168	57	25	
FEBRUARY	177	175	2	1		FEBRUARY	195	191	4	2	
MARCH	251	251	0	0		MARCH	207	203	4	2	
APRIL	196	190	6	3		APRIL	222	221	1	0	
MAY	278	263	15	5		MAY	252	244	8	3	
JUNE	159	134	25	16		JUNE	212	206	6	3	
JULY	146	138	8	5		JULY	288	195	93	32	
AUGUST	176	130	46	26		AUGUST	213	200	13	6	
SEPTEMBER	169	153	16	9		SEPTEMBER	186	184	2	1	
OCTOBER	176	159	17	10		OCTOBER	238	234	4	2	
NOVEMBER	286	172	114	40		NOVEMBER	193	179	14	7	
DECEMBER	440	122	318	72		DECEMBER	130	130	0	0	
TOTAL	2679	2112	567	21		TOTAL	2561	2355	206	8	
1987						EDMONTON (METRO)					
CALGARY			1987			EDMONTON (METRO)			1987		
JANUARY	97	91	6	6		JANUARY	113	113	0	0	
FEBRUARY	104	104	0	0		FEBRUARY	130	130	0	0	
MARCH	223	217	6	3		MARCH	210	158	52	25	
APRIL	182	180	2	1		APRIL	366	349	17	5	
MAY	408	404	4	1		MAY	350	334	16	5	
JUNE	389	348	41	11		JUNE	371	355	16	4	
JULY	367	299	68	19		JULY	410	374	36	9	
AUGUST						AUGUST					
SEPTEMBER						SEPTEMBER					
OCTOBER						OCTOBER					
NOVEMBER						NOVEMBER					
DECEMBER						DECEMBER					
TOTAL	1770	1643	127			TOTAL	1950	1813	137		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

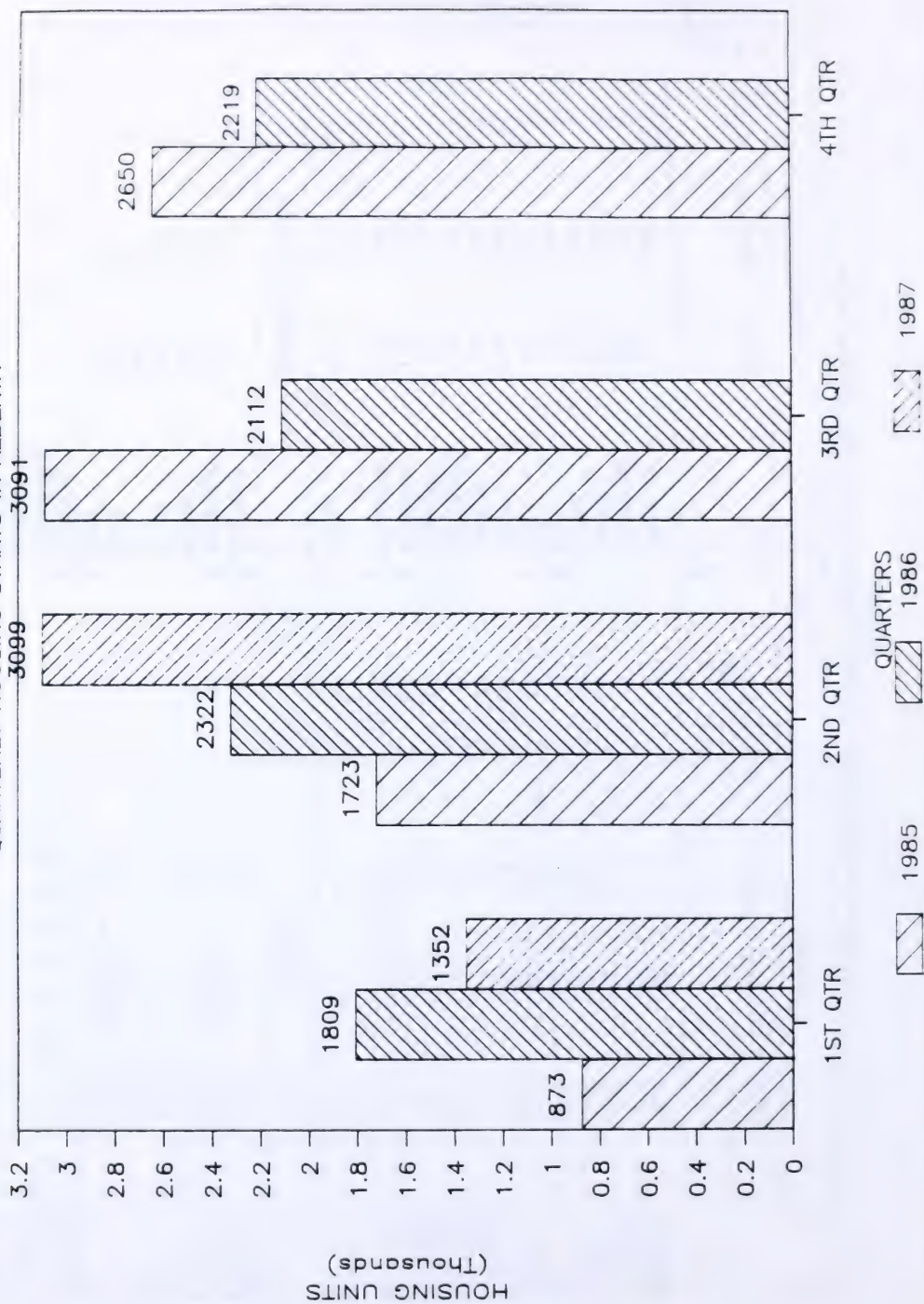


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987	
	1986	1987
		PERCENT CHANGE
FIRST QUARTER	1809	1352
SECOND QUARTER	2322	3099
THIRD QUARTER	2112	
FOURTH QUARTER	2219	
	----	----
TOTAL	8462	4451

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

JUL-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	183	18	40	0	241	-31
CAMROSE	8	0	0	0	8	*
EDMONTON M.A.	306	6	0	0	312	33
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	13	0	0	0	13	-13
LEDUC **						
LETHBRIDGE	8	0	0	0	8	0
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	100
MEDICINE HAT	10	0	13	0	23	188
RED DEER	29	0	28	0	57	19
SPRUCE GROVE **						
WETASKIWIN	2	0	0	0	2	*
OTHER CENTRES ***	5	0	0	0	5	*
TOTAL	566	24	81	0	671	0

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, FLAMONDON VILLAGE, HINTON TOWN

TABLE 8

JUL-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1121	14	113	429	1677	110
CAMROSE	9	0	0	0	9	-10
EDMONTON M.A.	1151	32	44	61	1288	54
FORT MCMURRAY	7	0	0	0	7	-65
GRANDE PRAIRIE	47	10	0	0	57	12
LEDUC **						
LETHBRIDGE	74	2	42	0	118	40
LLOYDMINSTER (ALTA. PART)	13	0	0	0	13	-61
MEDICINE HAT	75	6	7	4	92	26
RED DEER	67	2	39	58	166	95
SPRUCE GROVE **	15	0	0	0	15	*
WETASKINW	6	0	0	0	6	*
OTHER CENTRES ***						
TOTAL	2585	66	245	552	3448	71

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE, HINTON TOWN

FIGURE 6A
TOTAL STARTS - CALGARY

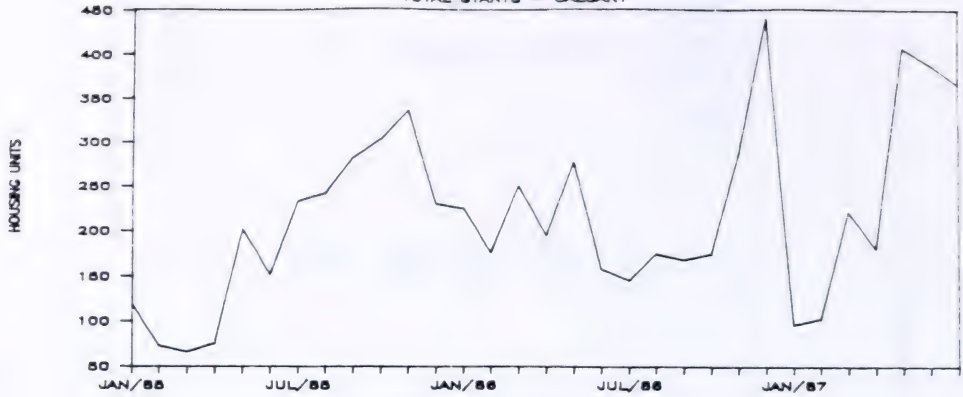


FIGURE 6B
COMPLETIONS - CALGARY

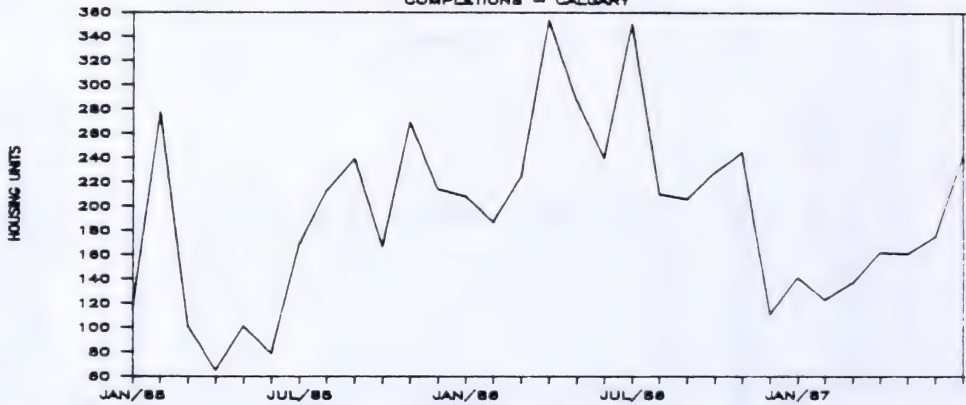


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

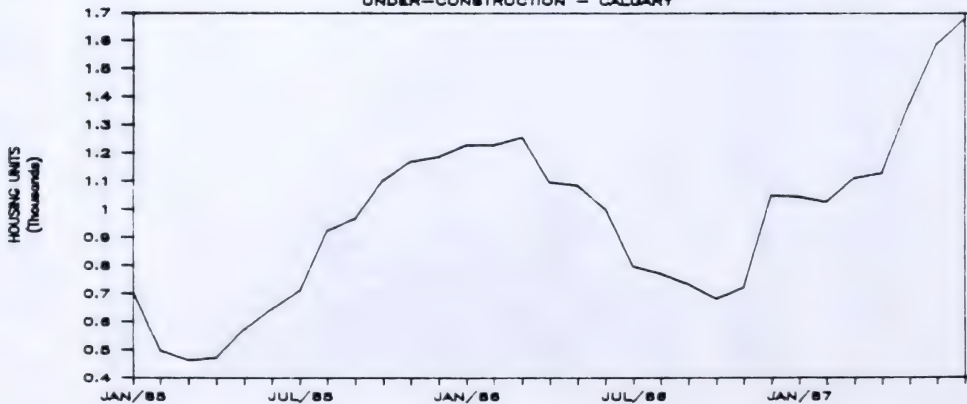


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
1987			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	241	1677
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

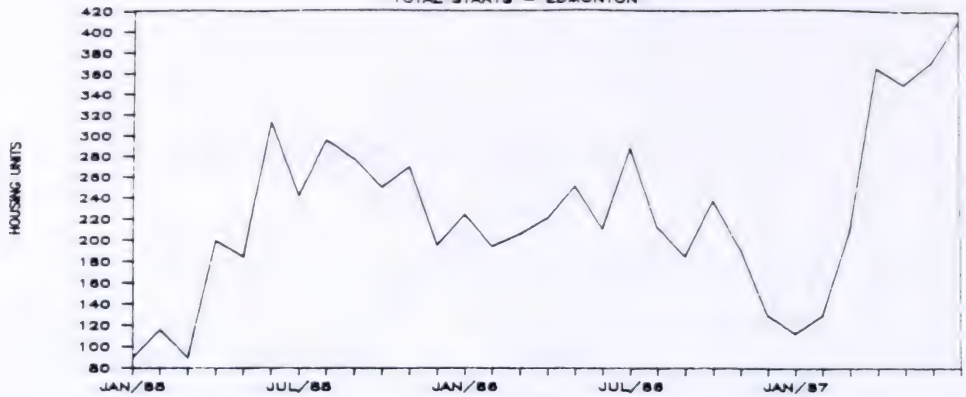


FIGURE 7B
COMPLETIONS - EDMONTON

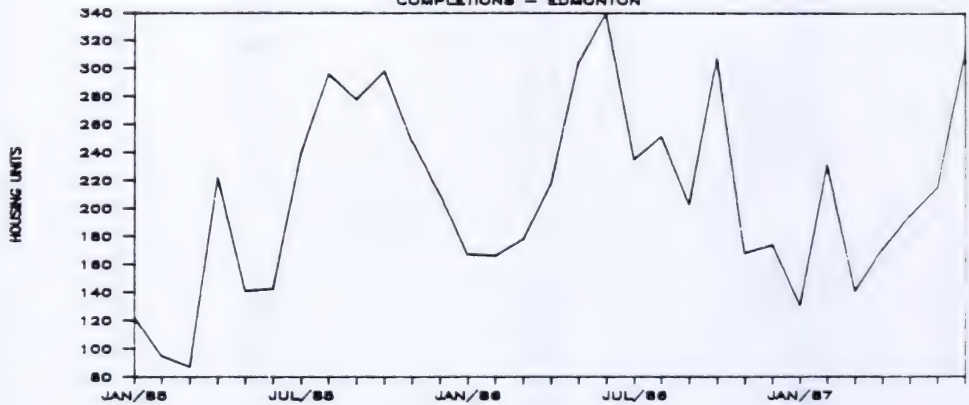


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

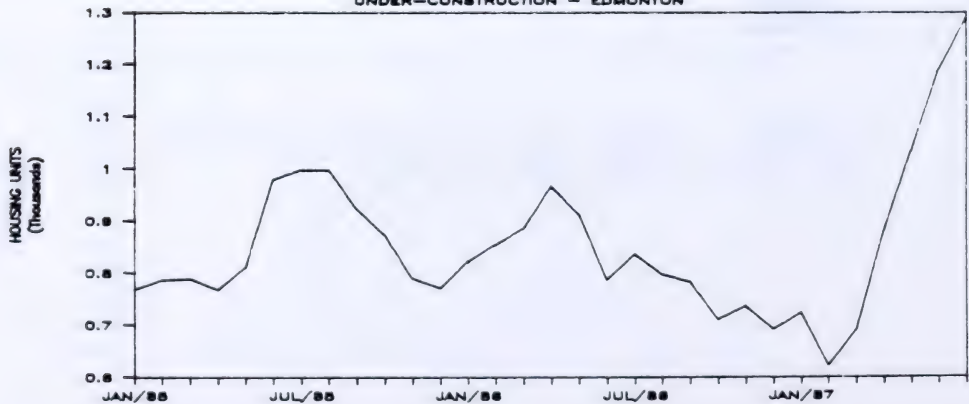


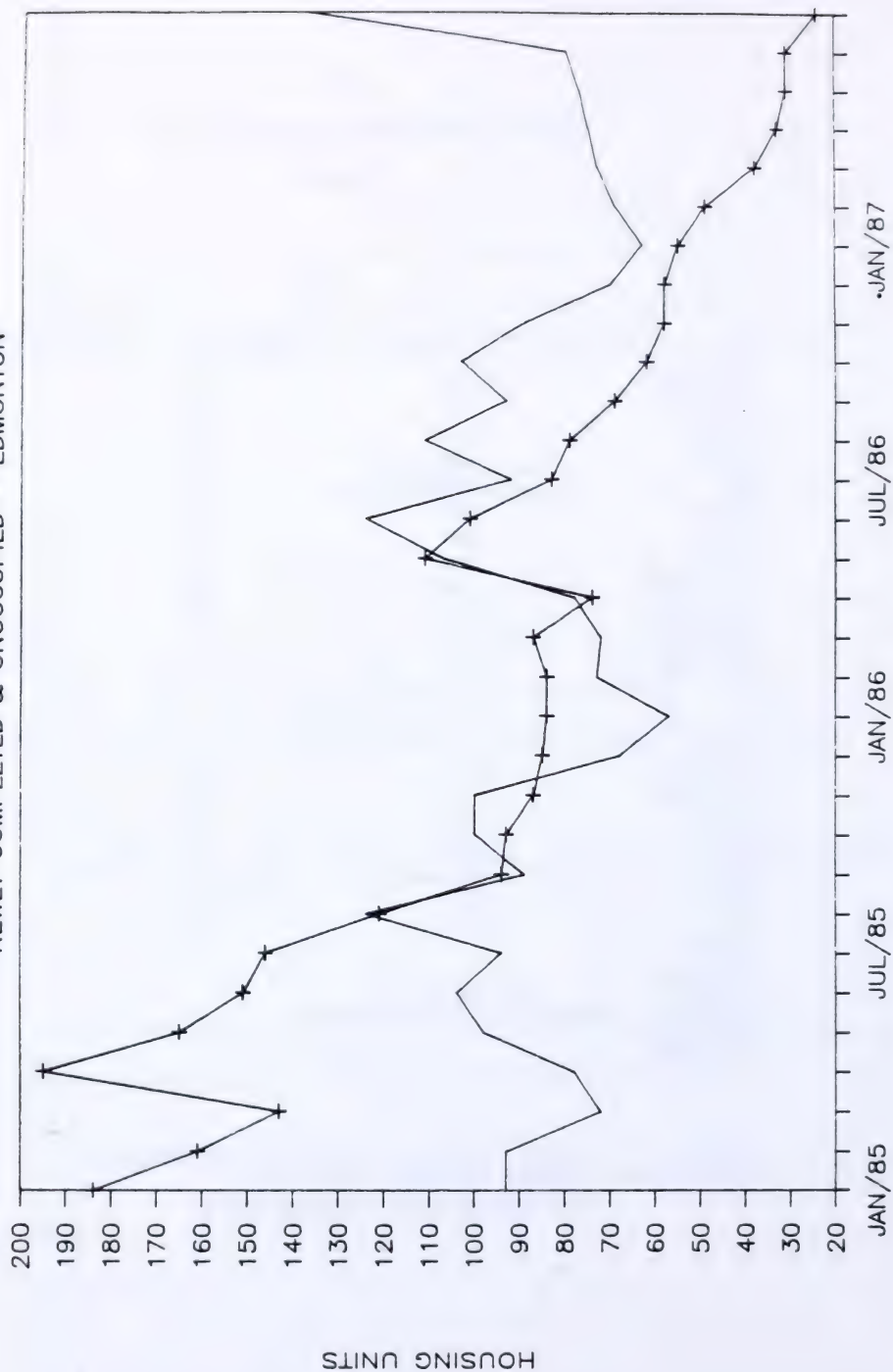
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
1987			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



— SINGLES & DUPL. + APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60
1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

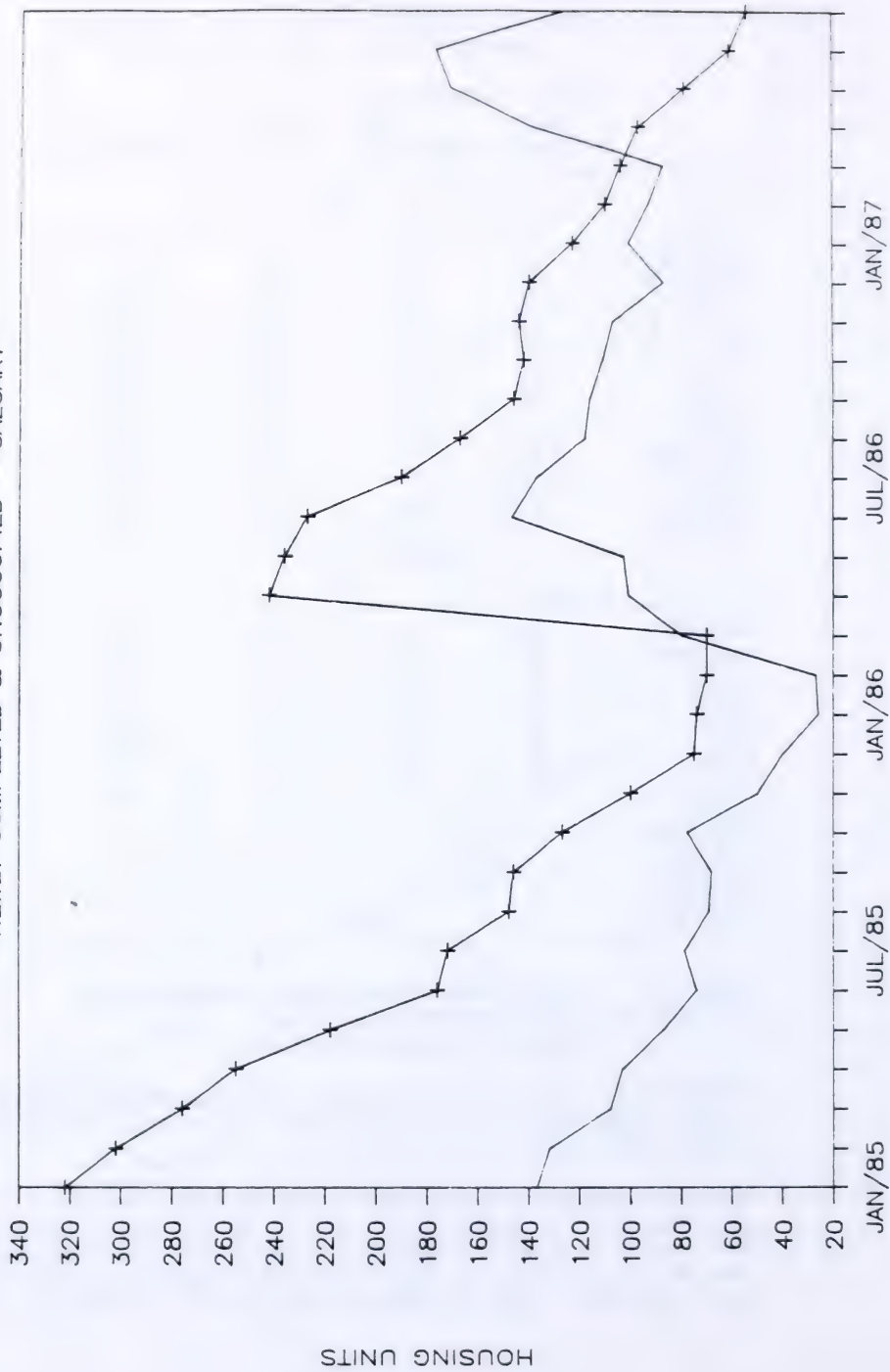


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	241	62
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
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ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOC-
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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

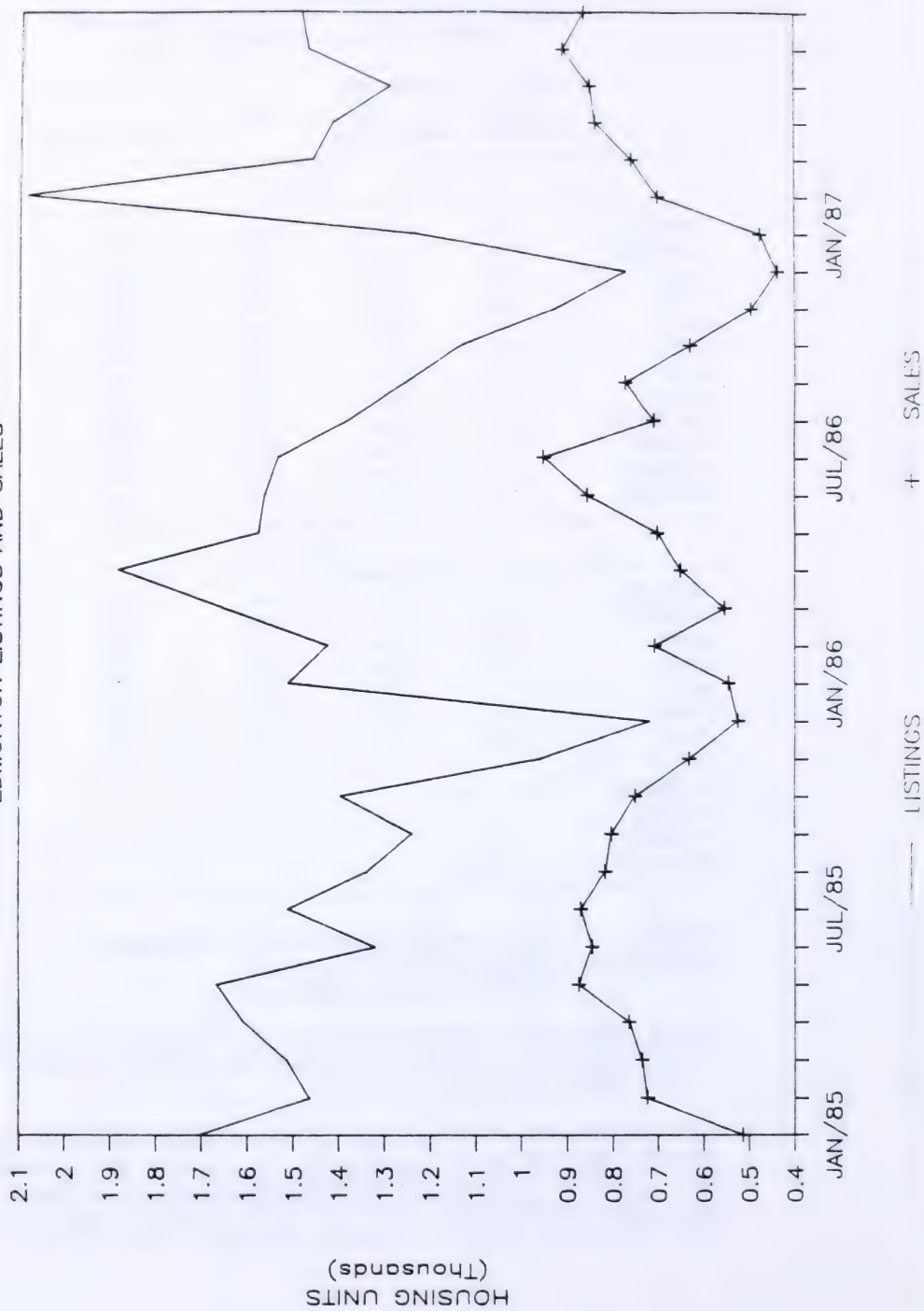


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	EDMONTON REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 11

CALGARY LISTINGS AND SALES

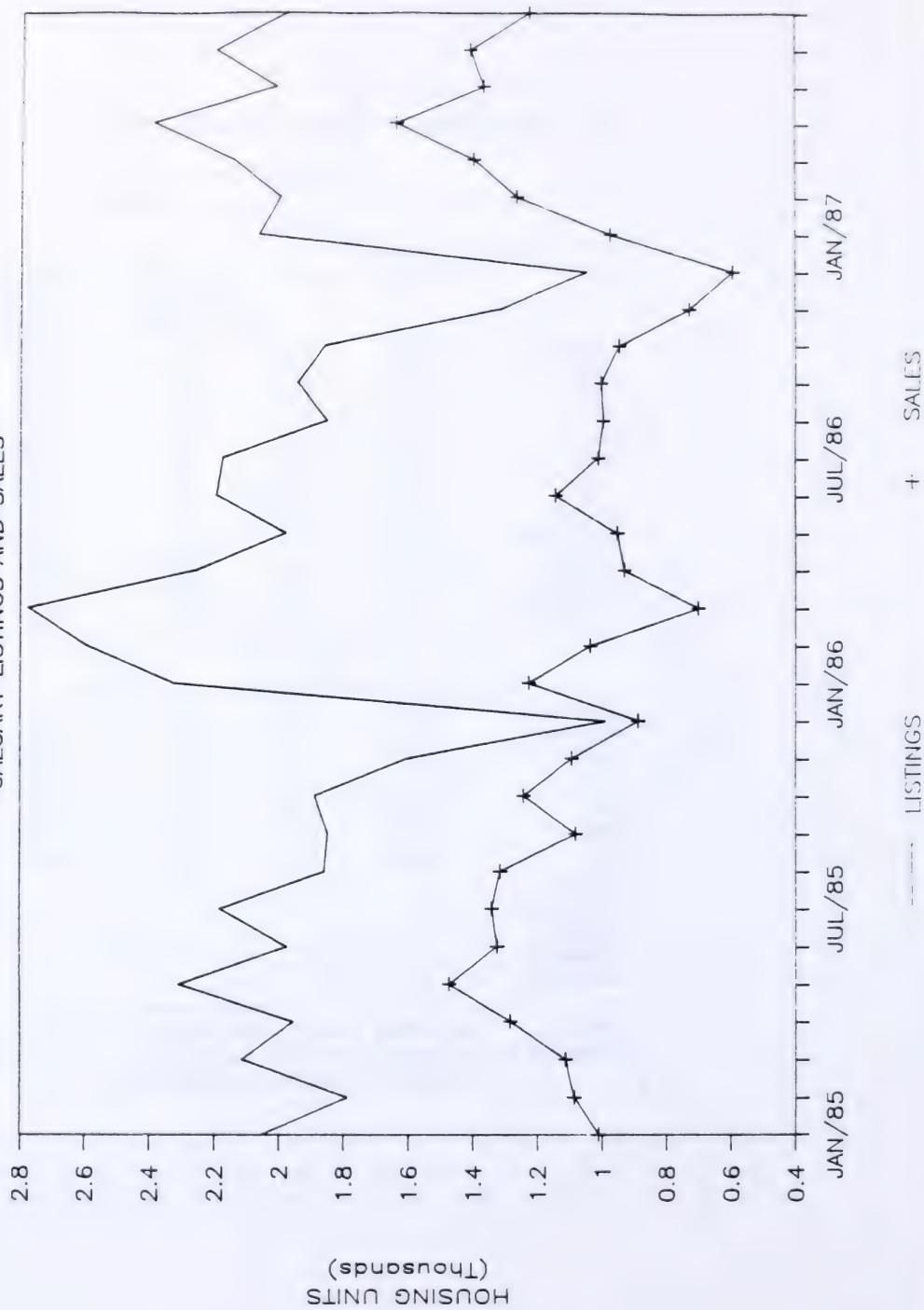


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

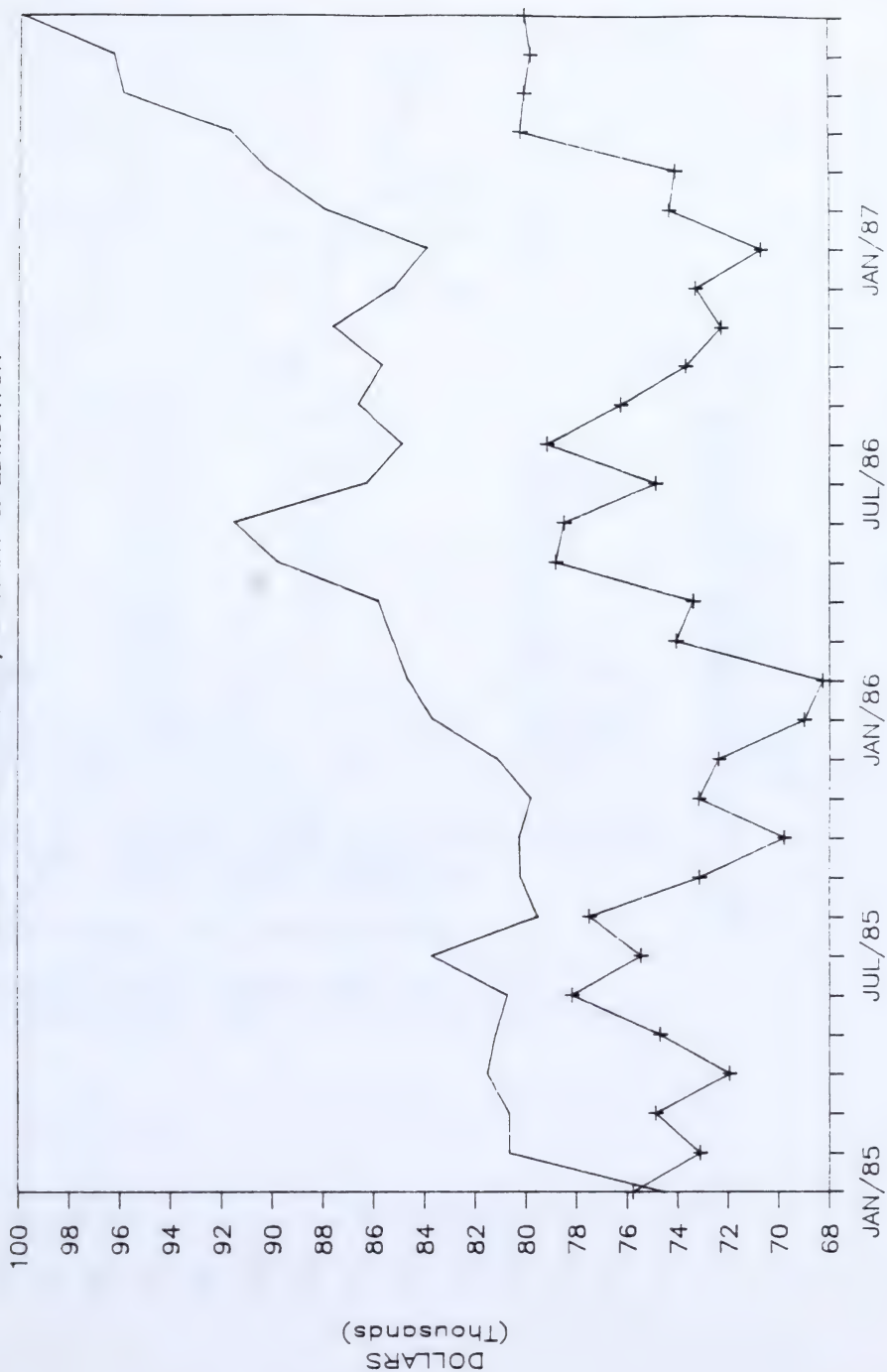


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

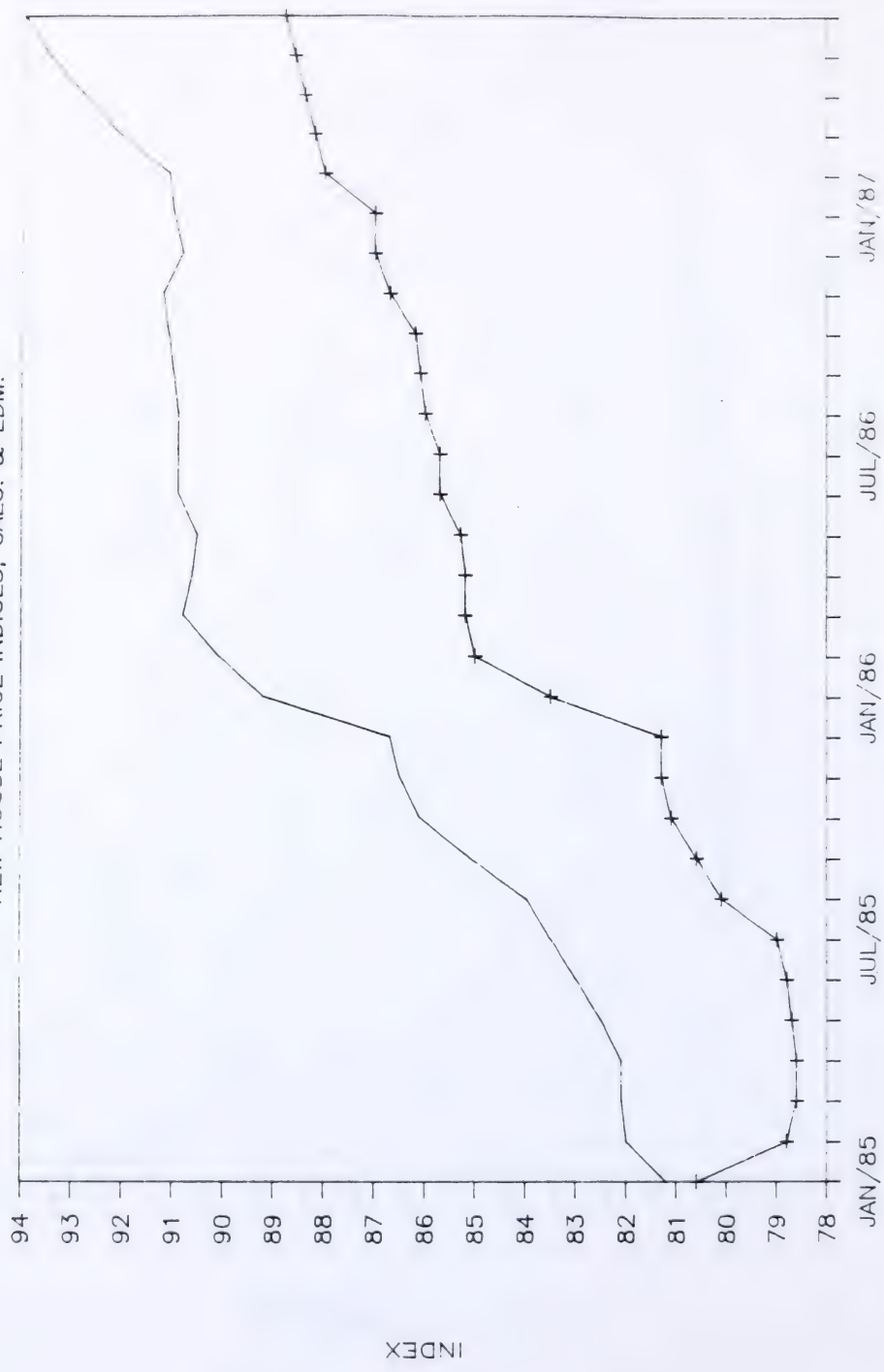


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9	94.0	JUNE	85.7	88.8
JULY	90.9		JULY	85.7	
AUGUST	90.9		AUGUST	86.0	
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

APPENDIX A

Starts Financed by Alberta Mortgage and
Housing Corporation (A.M.H.C.) for July, 1987

July 1987

Lending Programs

A.F.H.P.P.	-
M.A.P.	-
R.N.H.P.	-
	<u>-</u>
	<u>-</u>

Social Programs*

Senior Citizens (Lodge)	N/A
(Self-Contained)	N/A
Community Housing	N/A
Staff Housing	N/A
Transitional Housing	<u>N/A</u>
	<u>N/A</u>

* Next report in September, 1987

AL-1.61

SEP 28 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1987



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

AUGUST 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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D. Multiple Listings Service (M.L.S.)

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* * * *

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Highlights

Urban Alberta

- ° For the fifth consecutive month, housing starts in Alberta rose 87% to 913 units from 489 in August of 1986.
- ° Total starts to date also increased 27% to 5,367 units from 4,234 a year ago. Single family starts were up 28% while multiples were 14% higher than last year.
- ° Units under construction in August increased again to 3,641 units from 3,487 the month before, a jump of 91% compared to August 1986.

Calgary

- ° Calgary's starts continued to increase dramatically to 369 units in August, up 110% over last year's figures of 176.
- ° Total starts for the first eight months increased 33% to 2,139 units compared to 1,608 for 1986. Both singles and multiples were up 33% and 28% respectively.
- ° Housing under construction in August also increased to 1,740 units, 126% higher than 1986 levels (770). Inventory of newly completed and unoccupied housing increased marginally to 184 units with a continuing high rate of absorption (62%).

- ° In the resale market, the number of residential houses sold during the month rose 15% over August 1986 to 1,145 units.
- ° The average selling price dropped to \$93,491 from \$99,969 last month, but still 10% higher than August 1986 average price. The new house price index continued to show an upward movement to 94.6 in July, up 4% over last year.

Edmonton

- ° Edmonton's housing starts in August were 75% (372 units) higher than in the same period last year.
- ° Total starts for the year also showed a 28% increase to 2,322 units compared to 1,814 in 1986. Multiples declined 6% while singles rose 32%.
- ° Housing under construction improved sharply to 1,361 units from 1,288 the month before, but inventory of newly completed and unoccupied units fell marginally to 158 units while the rate of absorption remained at a very high level of 66%.
- ° Resale housing activities decreased last month with 809 units sold, down 6% from the month before, but still 14% ahead of last year's level.
- ° The average selling price dropped 3% to \$77,439 from \$80,091 last month. However, the new house price index still showed an increase to 89.2 in July.

TABLE 1

AUG-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	365	0	0	4	369	110
CAMROSE	2	0	0	0	2	-57
EDMONTON M.A.	334	6	17	15	372	75
FORT MCMURRAY	3	0	0	0	3	0
GRANDE PRAIRIE	16	0	0	0	16	23
LEDUC **						
LETHBRIDGE	22	4	0	0	26	4
LLOYDMINSTER(ALTA. PART)	14	0	0	0	14	*
MEDICINE HAT	8	2	0	0	10	11
RED DEER	24	0	43	0	67	109
SPRUCE GROVE **						
WETASKIWIN	5	0	0	0	5	*
OTHER CENTRES ***	29	0	0	0	29	*
TOTAL	822	12	60	19	913	87

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

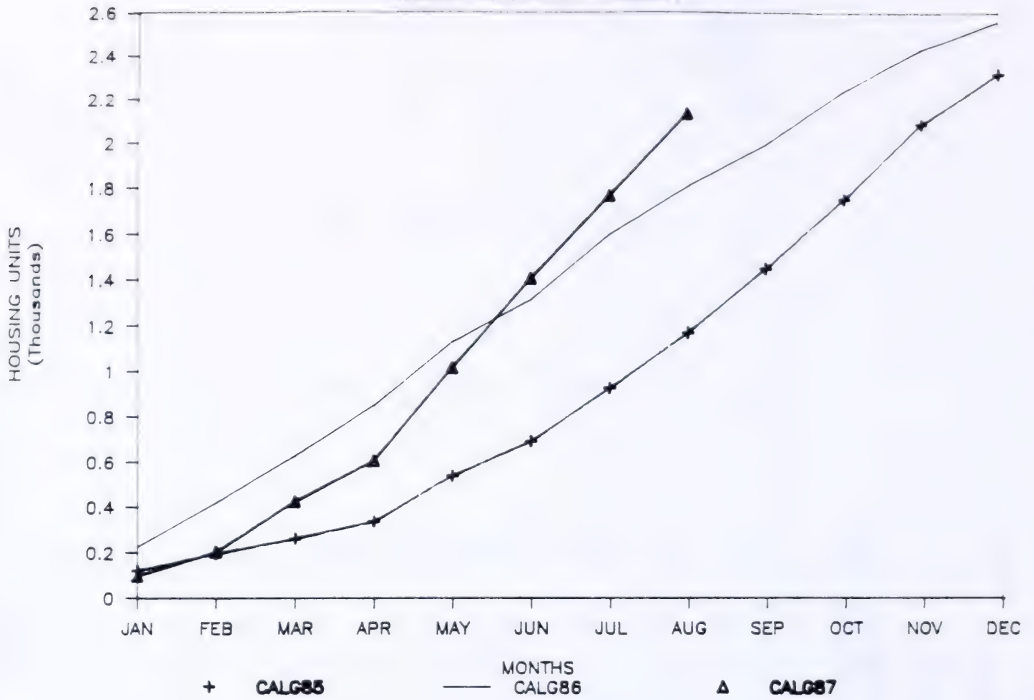


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

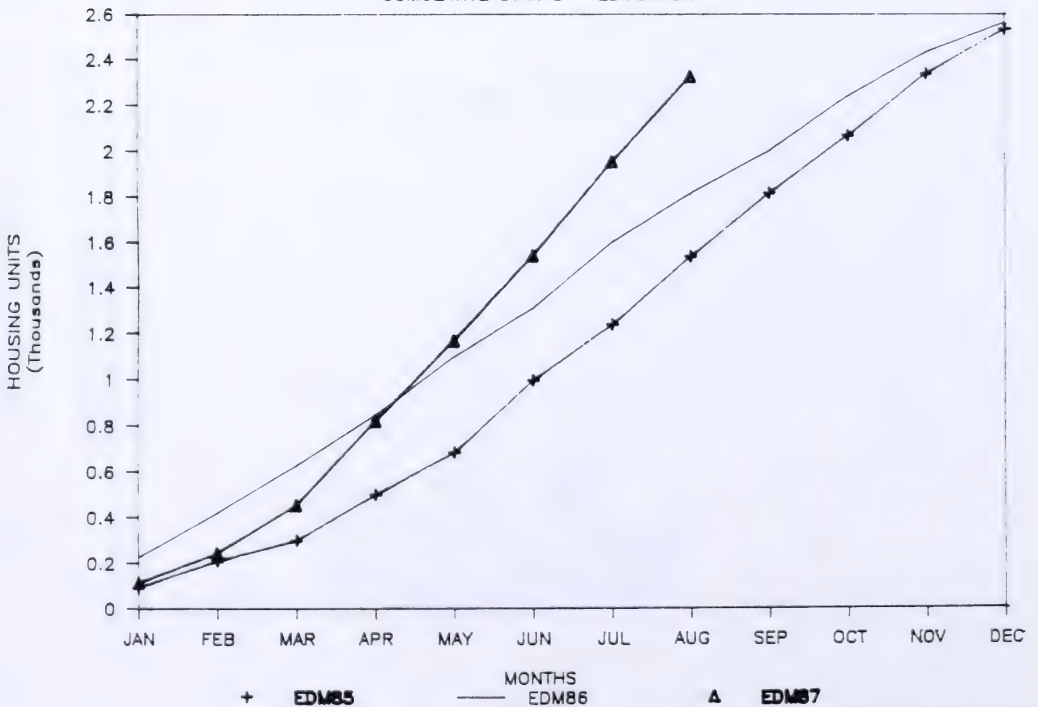


TABLE 2

AUG-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	
CALGARY	1506	2008	30	24	11	19	61	88	1608	2139	33
CAMROSE	18	23	0	0	0	0	0	0	18	23	28
EDMONTON M.A.	1628	2147	95	38	80	61	11	76	1814	2322	28
FORT MCMURRAY	18	9	2	0	0	0	12	0	32	9	-72
GRANDE PRAIRIE	124	96	0	10	0	0	0	0	124	106	-15
LELUC **	16		0		5		0		21		
LETHBRIDGE	121	116	6	6	0	32	11	0	138	154	12
LLOYDMINSTER(ALTA. PART)	46	33	2	0	0	0	14	0	62	33	-47
MEDICINE HAT	90	122	2	8	29	7	0	4	121	141	17
RED DEER	135	178	4	2	119	131	0	58	258	369	43
SPRUCE GROVE **	38		0		0		0		38		
WETASKIWIN	0	28	0	0	0	0	0	0	0	28	*
OTHER CENTRES ***	0	43	0	0	0	0	0	0	0	43	*
TOTAL	3740	4803	141	88	244	250	109	226	4234	5367	27
PERCENT CHANGE BY TYPE		28		-38		2		107		27	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

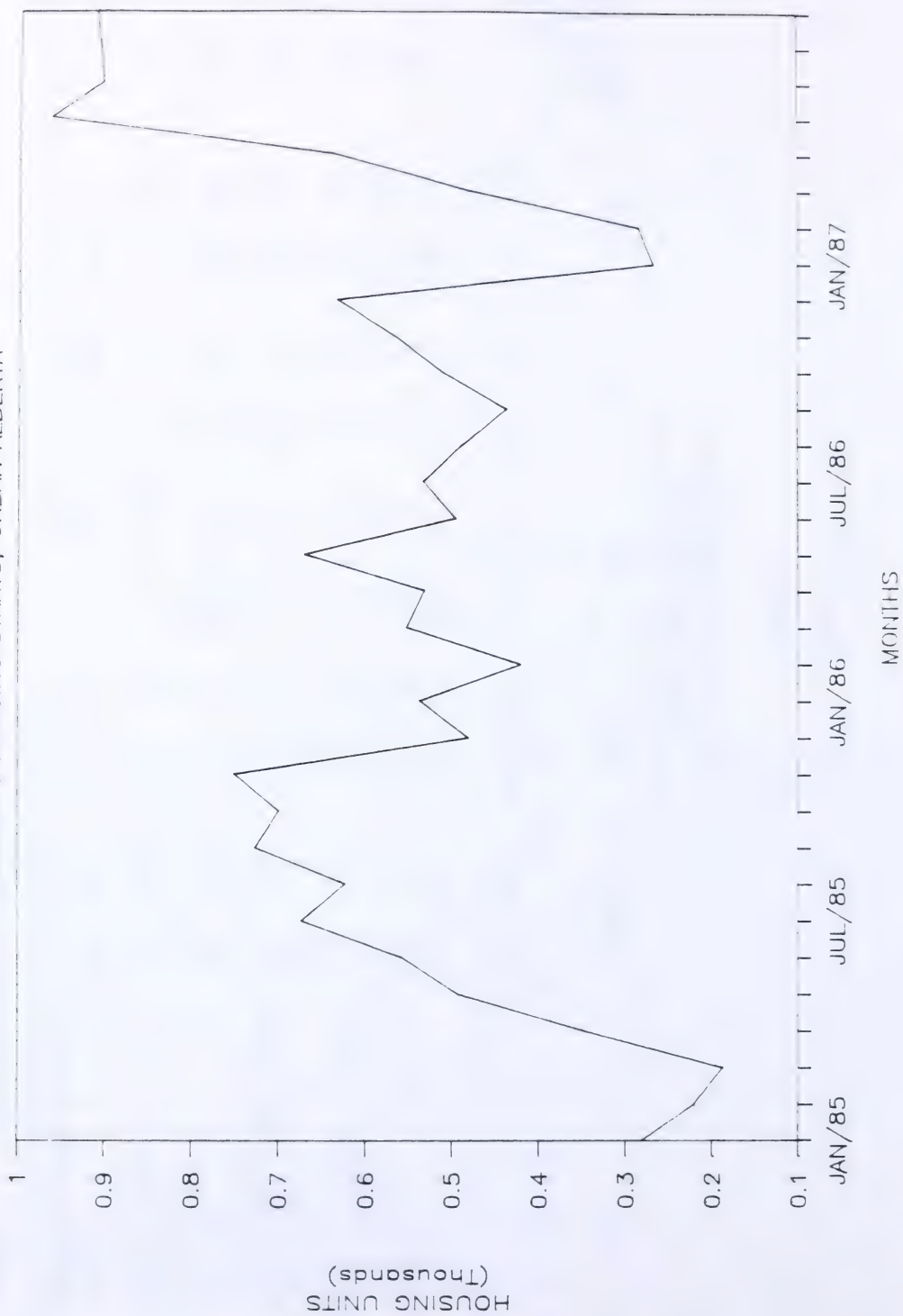


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	639	20
MAY	671	964	44
JUNE	496	904	82
JULY	534	908	70
AUGUST	489	913	87
SEPTEMBER	437		
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	5367	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

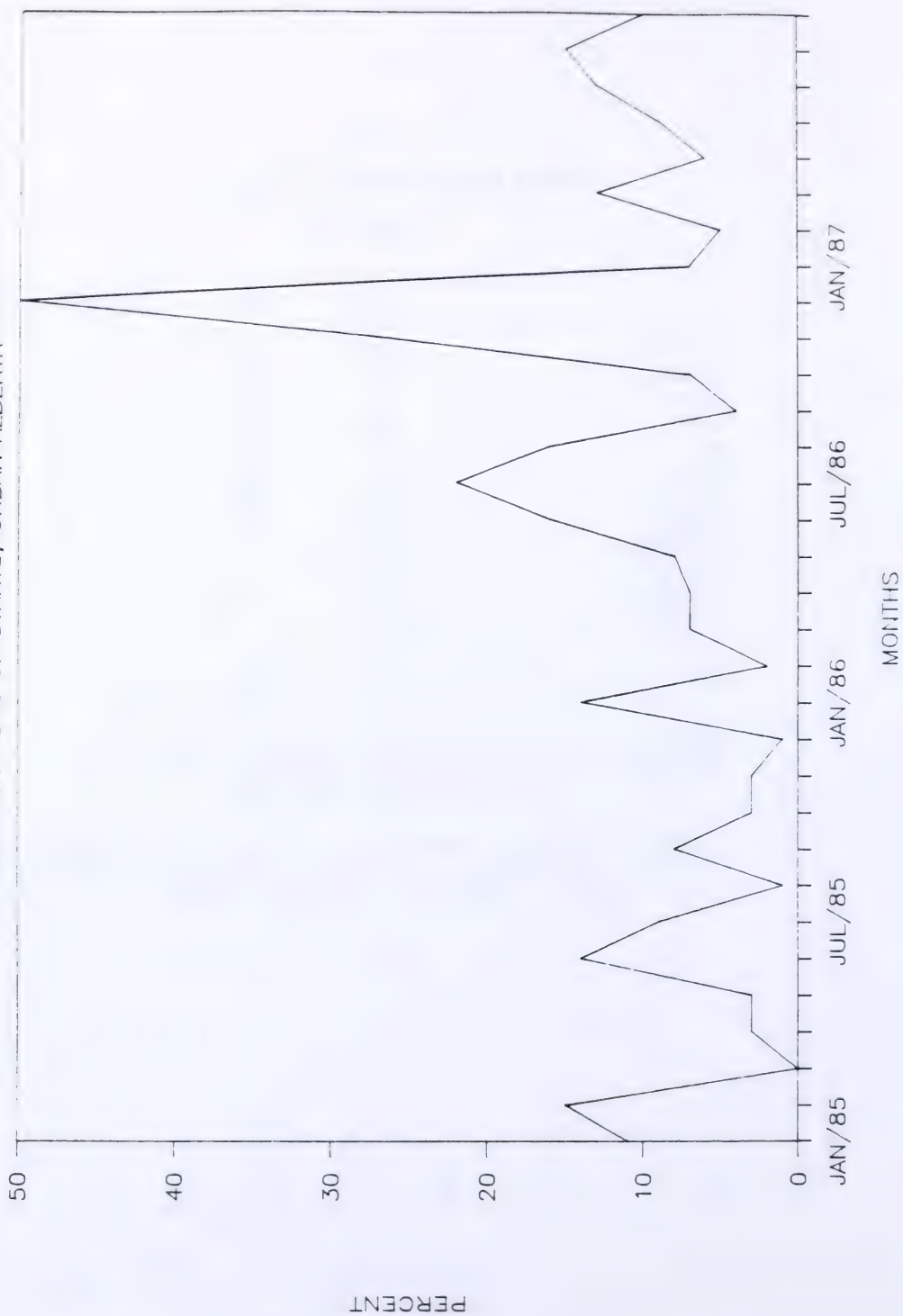


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	904	785	119	13
JULY	908	772	136	15
AUGUST	913	822	91	10
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	5367	4803	564	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

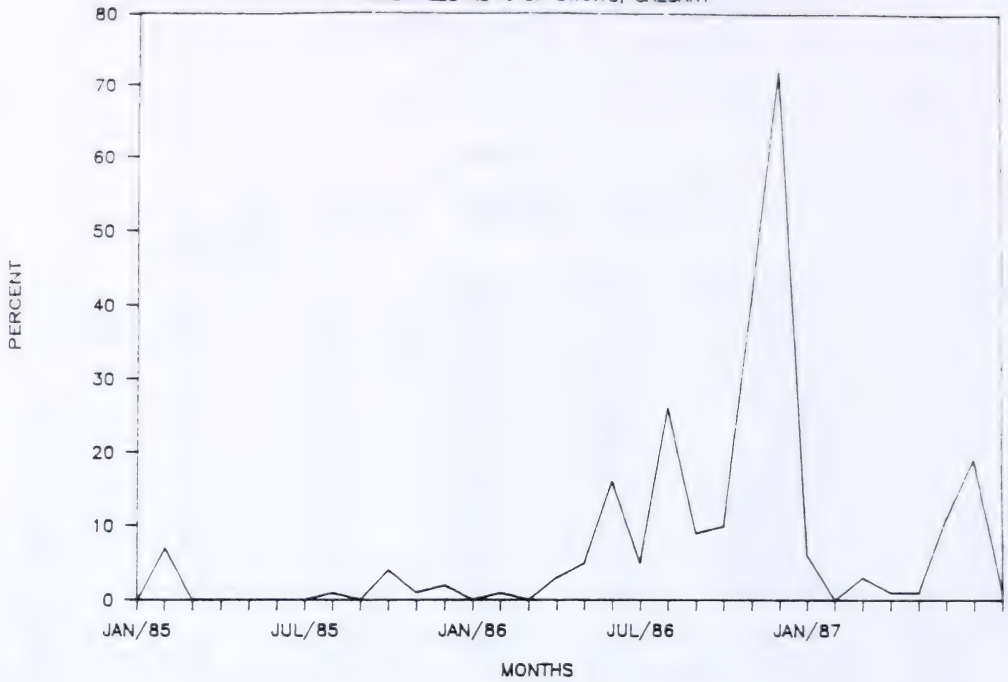


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

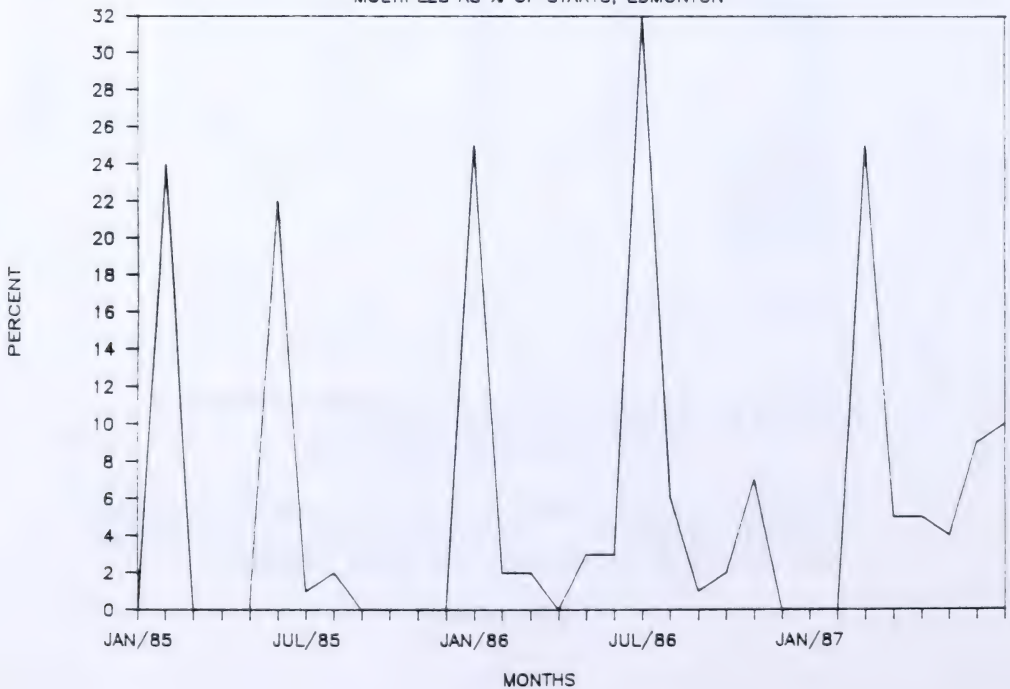


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON (METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	225	0	0		JANUARY	225	168	57	25		
FEBRUARY	177	2	1		FEBRUARY	195	191	4	2		
MARCH	251	0	0		MARCH	207	203	4	2		
APRIL	196	6	3		APRIL	222	221	1	0		
MAY	278	15	5		MAY	252	244	8	3		
JUNE	159	134	25		JUNE	212	206	6	3		
JULY	146	138	8		JULY	288	195	93	32		
AUGUST	176	130	46		AUGUST	213	200	13	6		
SEPTEMBER	169	153	16		SEPTEMBER	186	184	2	1		
OCTOBER	176	159	17		OCTOBER	238	234	4	2		
NOVEMBER	286	172	114		NOVEMBER	193	179	14	7		
DECEMBER	440	122	318		DECEMBER	130	130	0	0		
TOTAL	2679	2112	567	21	TOTAL	2561	2355	206	8		
1987						EDMONTON (METRO)					
CALGARY											
JANUARY	97	91	6	6	JANUARY	113	113	0	0		
FEBRUARY	104	104	0	0	FEBRUARY	130	130	0	0		
MARCH	223	217	6	3	MARCH	210	158	52	25		
APRIL	182	180	2	1	APRIL	366	349	17	5		
MAY	408	404	4	1	MAY	350	334	16	5		
JUNE	389	348	41	11	JUNE	371	355	16	4		
JULY	367	299	68	19	JULY	410	374	36	9		
AUGUST	369	365	4	1	AUGUST	372	334	38	10		
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	2139	2008	131	---	TOTAL	2322	2147	175	---		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

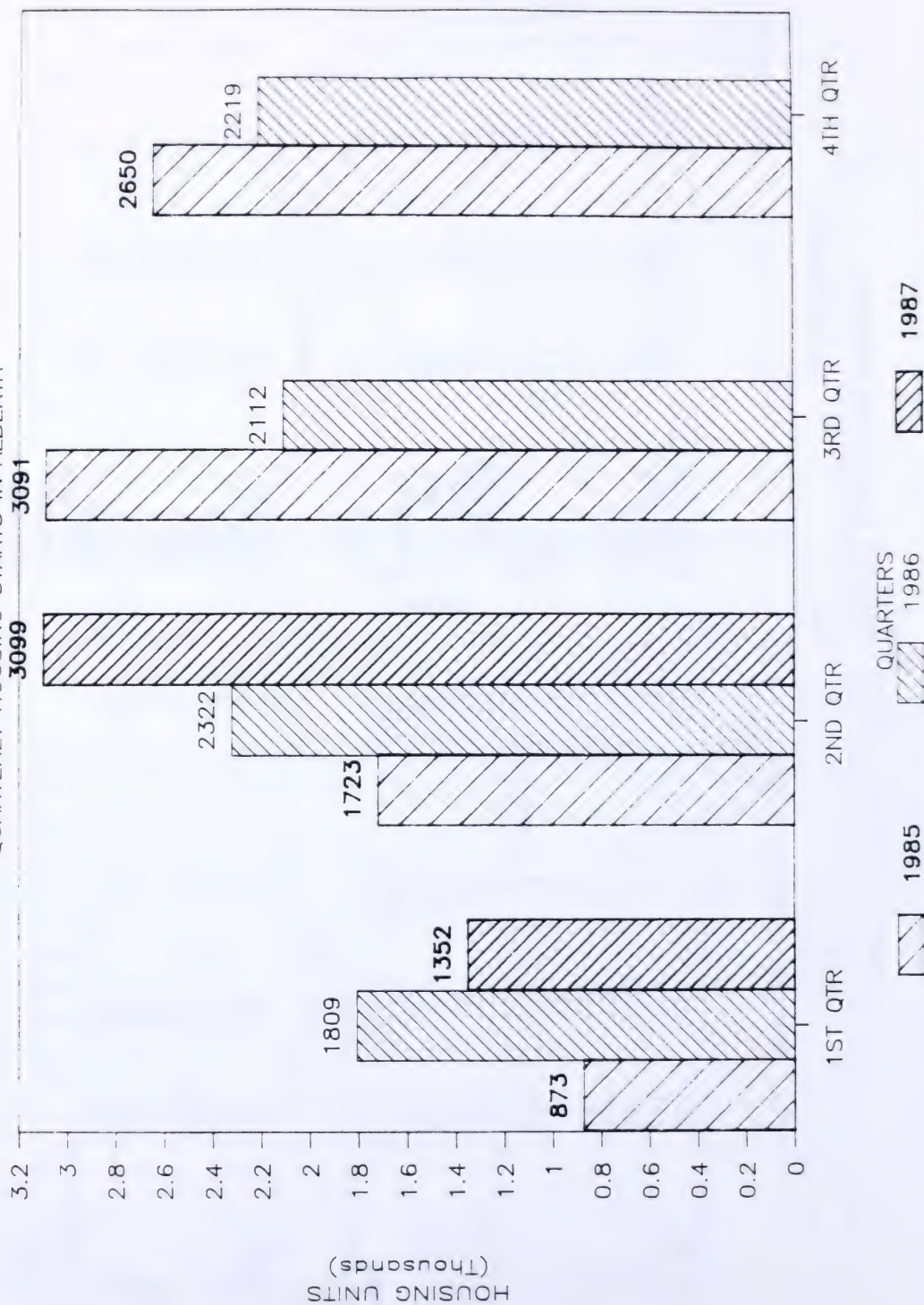


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987	
	1986	1987
		PERCENT CHANGE
FIRST QUARTER	1809	1352
SECOND QUARTER	2322	3099
THIRD QUARTER	2112	
FOURTH QUARTER	2219	
TOTAL	8462	4451

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

AUG-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	259	0	0	50	309	47
CAMROSE	2	0	0	0	2	-60
EDMONTON M.A.	293	0	6	0	299	19
FORT MCMURRAY	1	0	0	0	1	-75
GRANDE PRAIRIE	5	0	0	0	5	-80
LEDUC **						
LETHBRIDGE	28	0	0	0	28	33
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-94
MEDICINE HAT	27	2	0	0	29	-9
RED DEER	17	0	6	0	23	-18
SPRUCE GROVE **						
WETASKIWIN	5	0	0	0	5	*
OTHER CENTRES ***	6	0	0	0	6	*
TOTAL	644	2	12	50	708	18

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

AUG-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1226	14	113	387	1740	126
CAMROSE	9	0	0	0	9	-18
EDMONTON M.A.	1192	38	55	76	1361	71
FORT McMURRAY	8	0	0	0	8	-58
GRANDE PRAIRIE	58	10	0	0	68	74
LEDUC **						
LETHBRIDGE	56	6	42	0	104	22
LLOYDMINSTER(ALTA. PART)	26	0	0	0	26	53
MEDICINE HAT	56	6	7	4	73	46
RED DEER	74	2	76	58	210	136
SPRUCE GROVE **						
WETASKIWIN	15	0	0	0	15	*
OTHER CENTRES ***	27	0	0	0	27	*
TOTAL	2747	76	293	525	3641	91

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

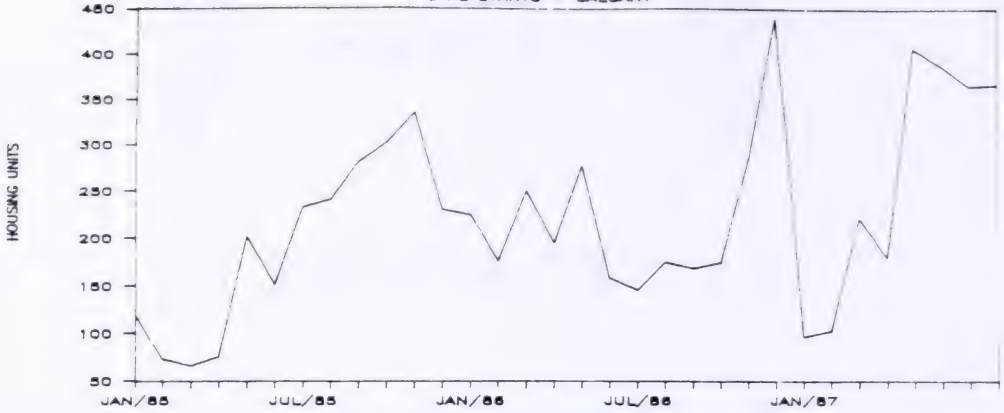


FIGURE 6B
COMPLETIONS - CALGARY

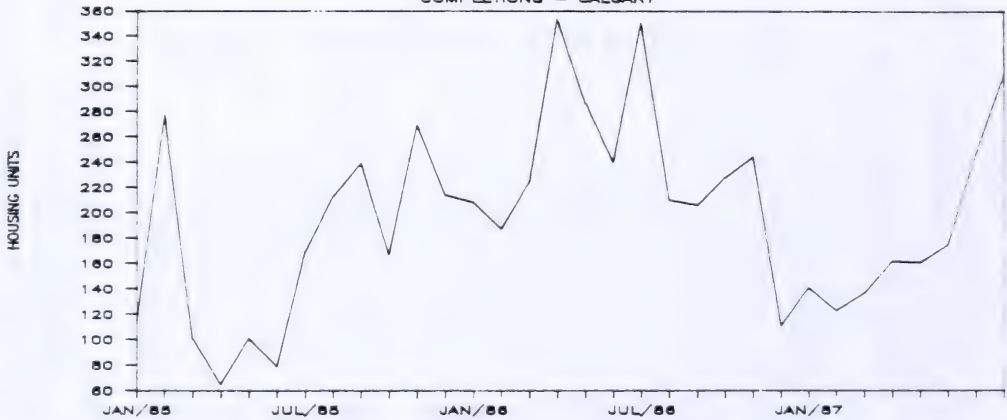


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

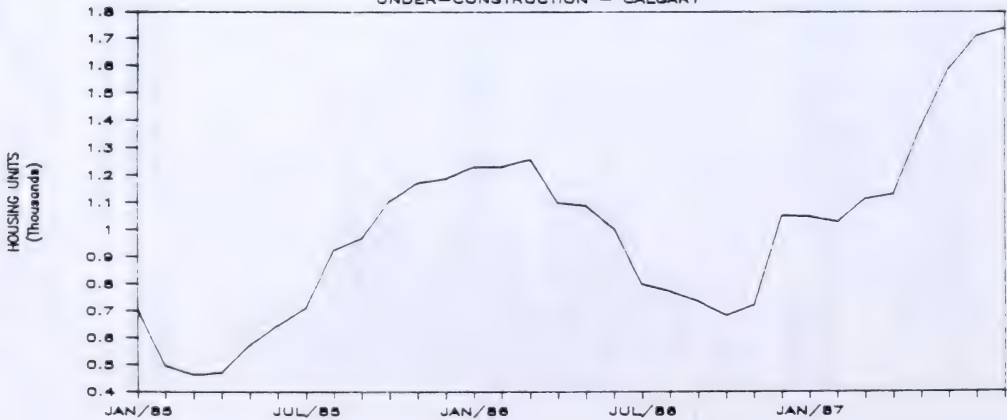


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050

1987			

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	369	309	1740
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

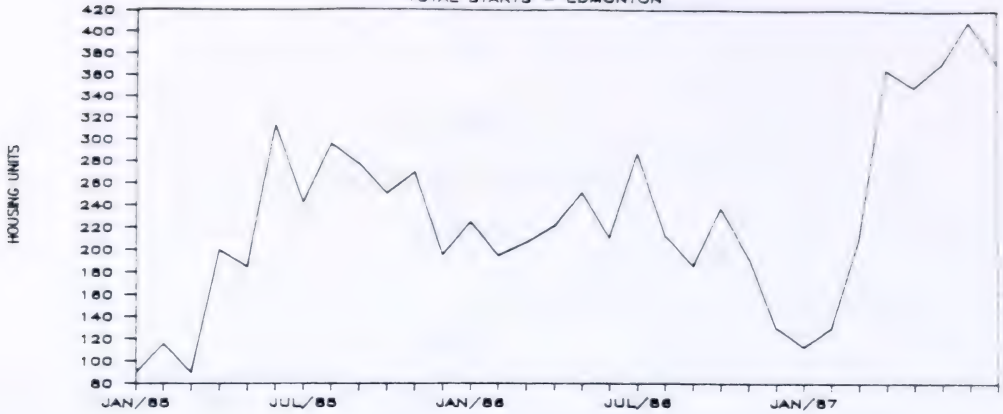


FIGURE 7B
COMPLETIONS - EDMONTON

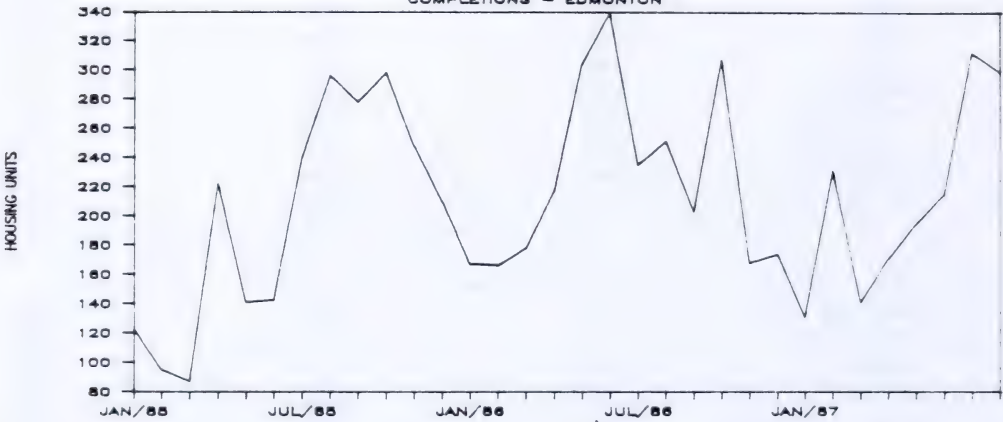


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

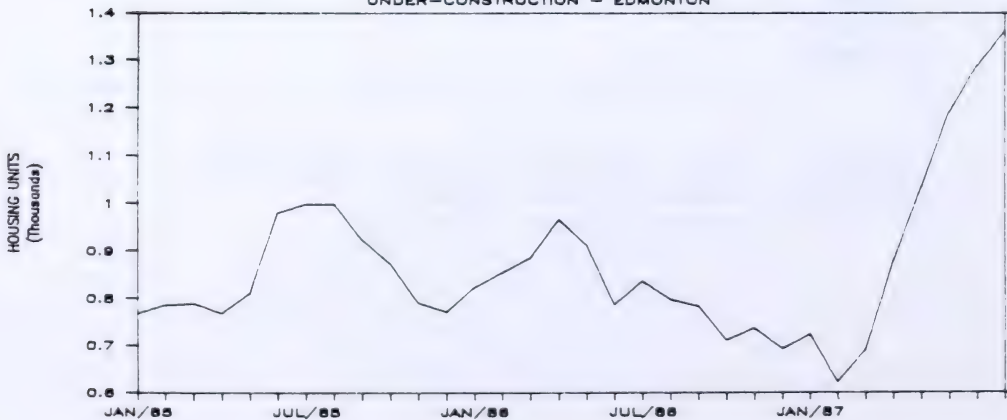


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692

1987			

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON

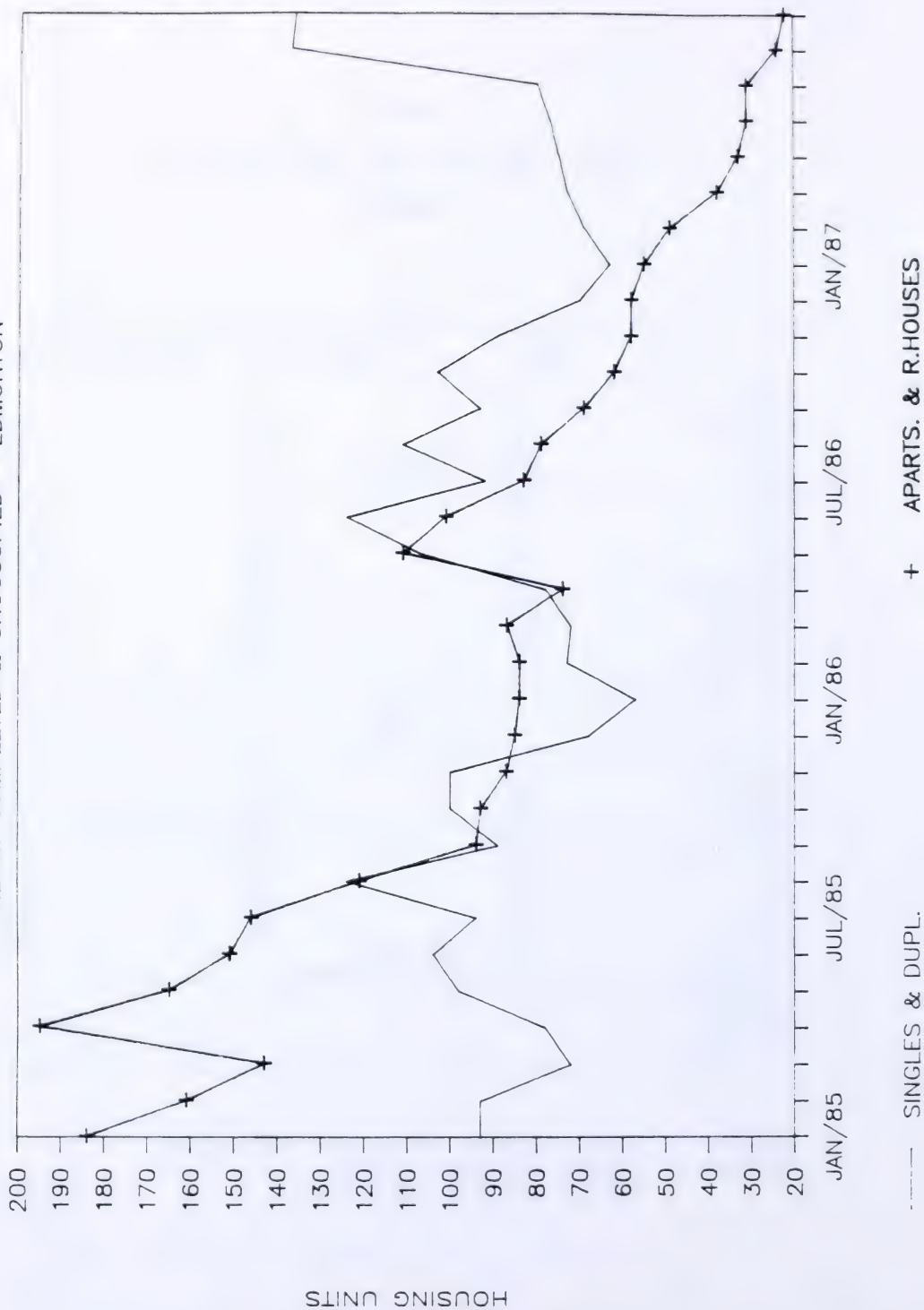


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

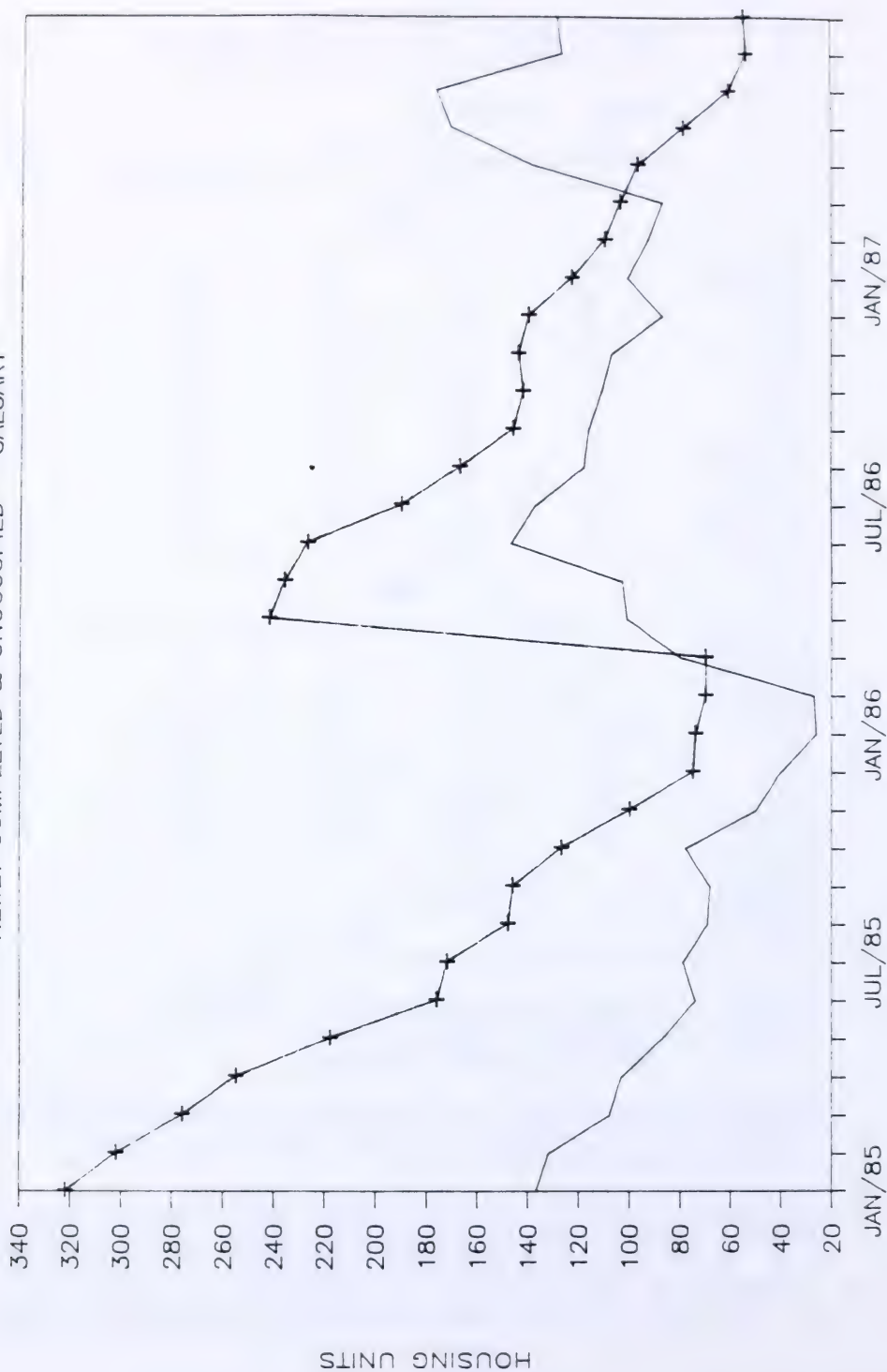
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOC-
 CUPED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED -- CALGARY



— SINGLES & DUPL.

+ APARTS. & R. HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	129	55	184	309	62
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
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PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

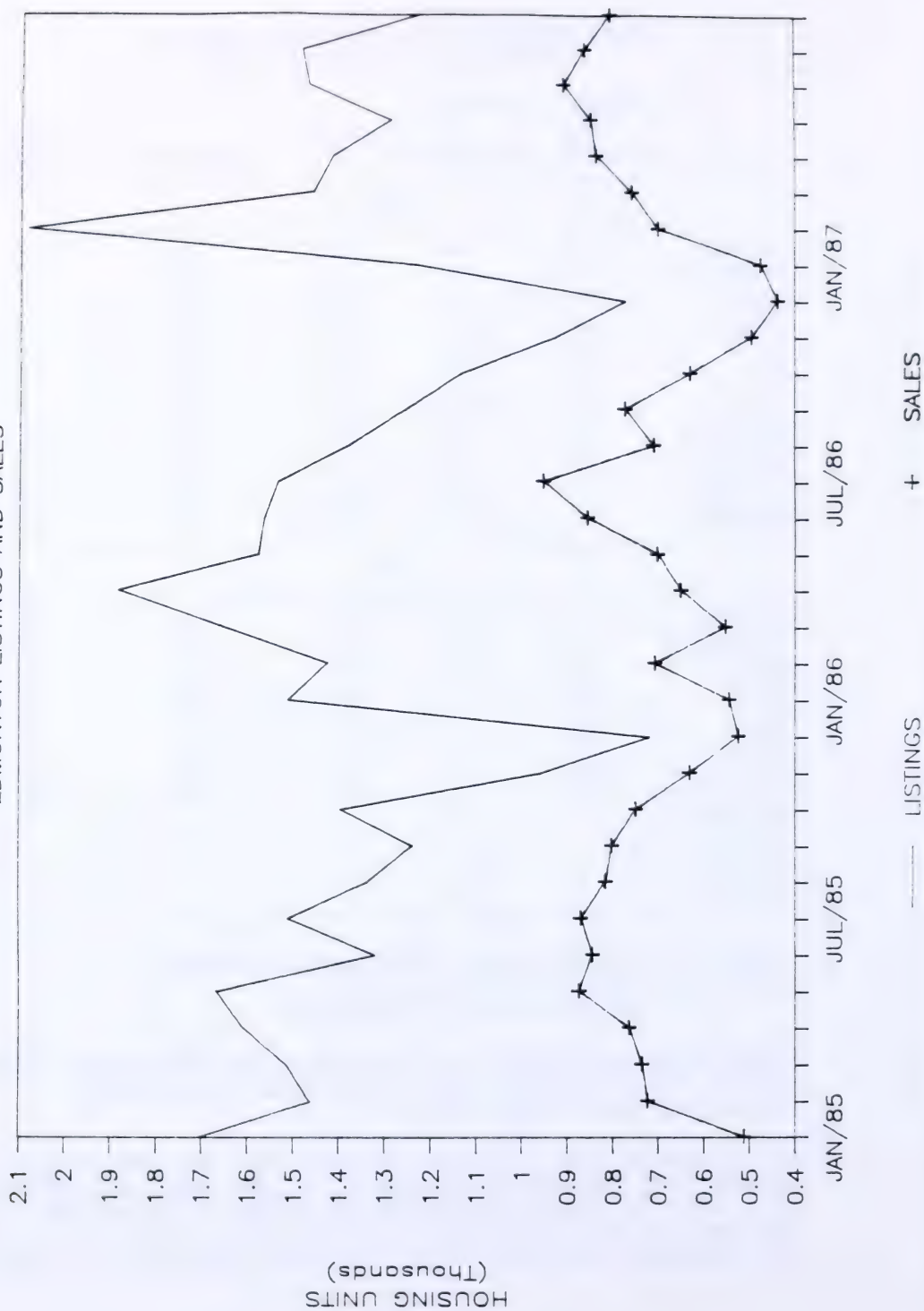


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE
EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302
1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11

CALGARY LISTINGS AND SALES

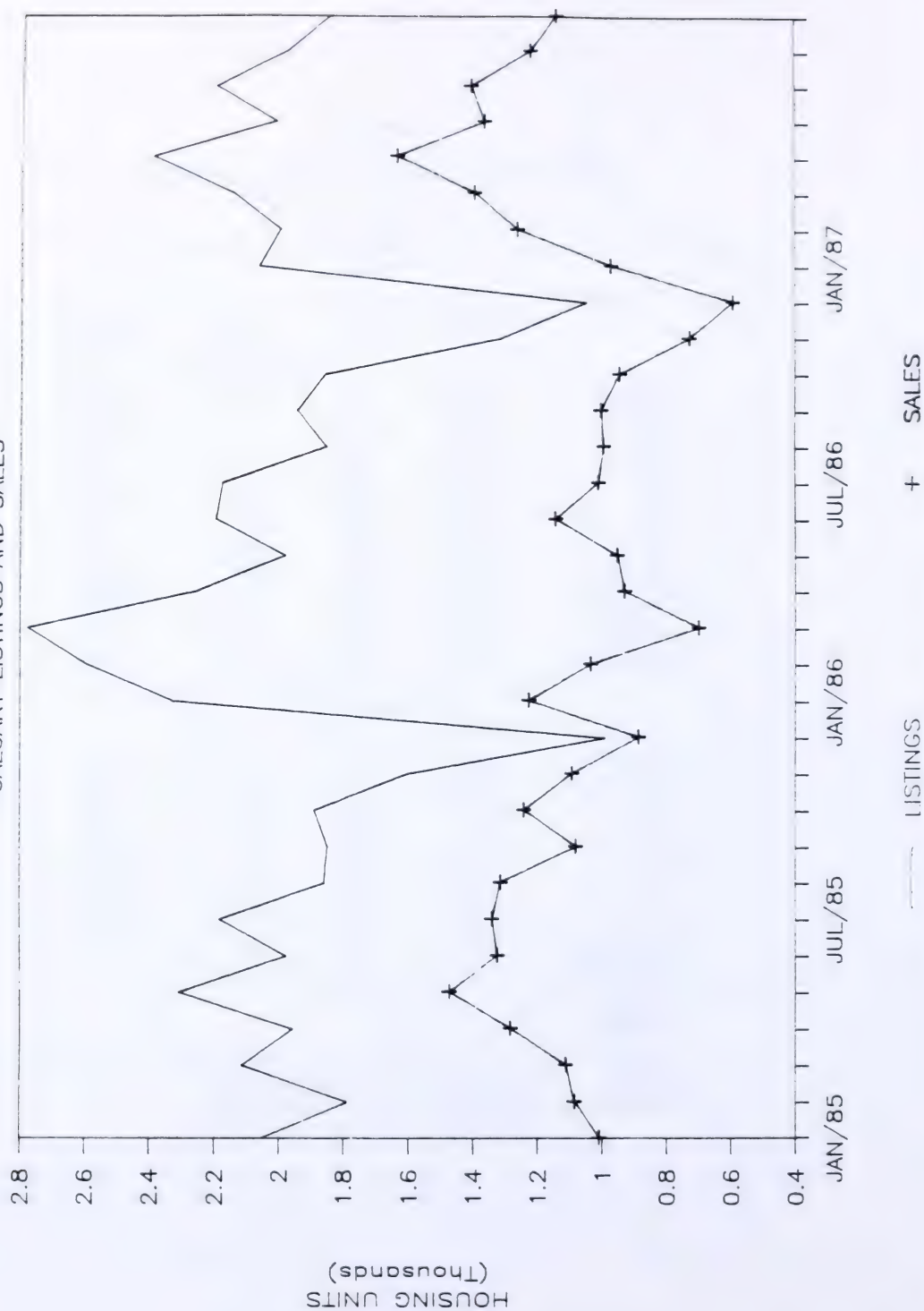


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

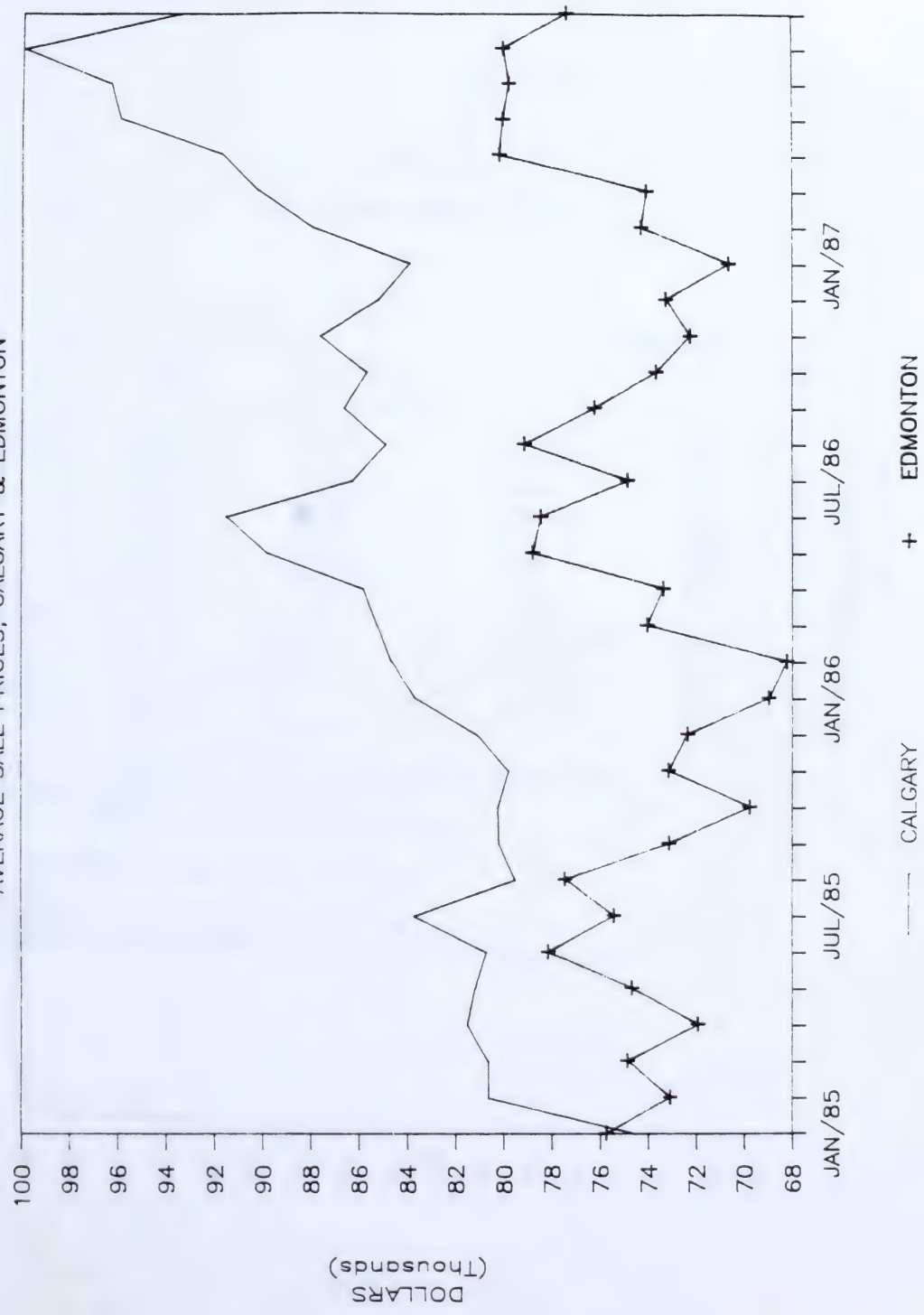


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

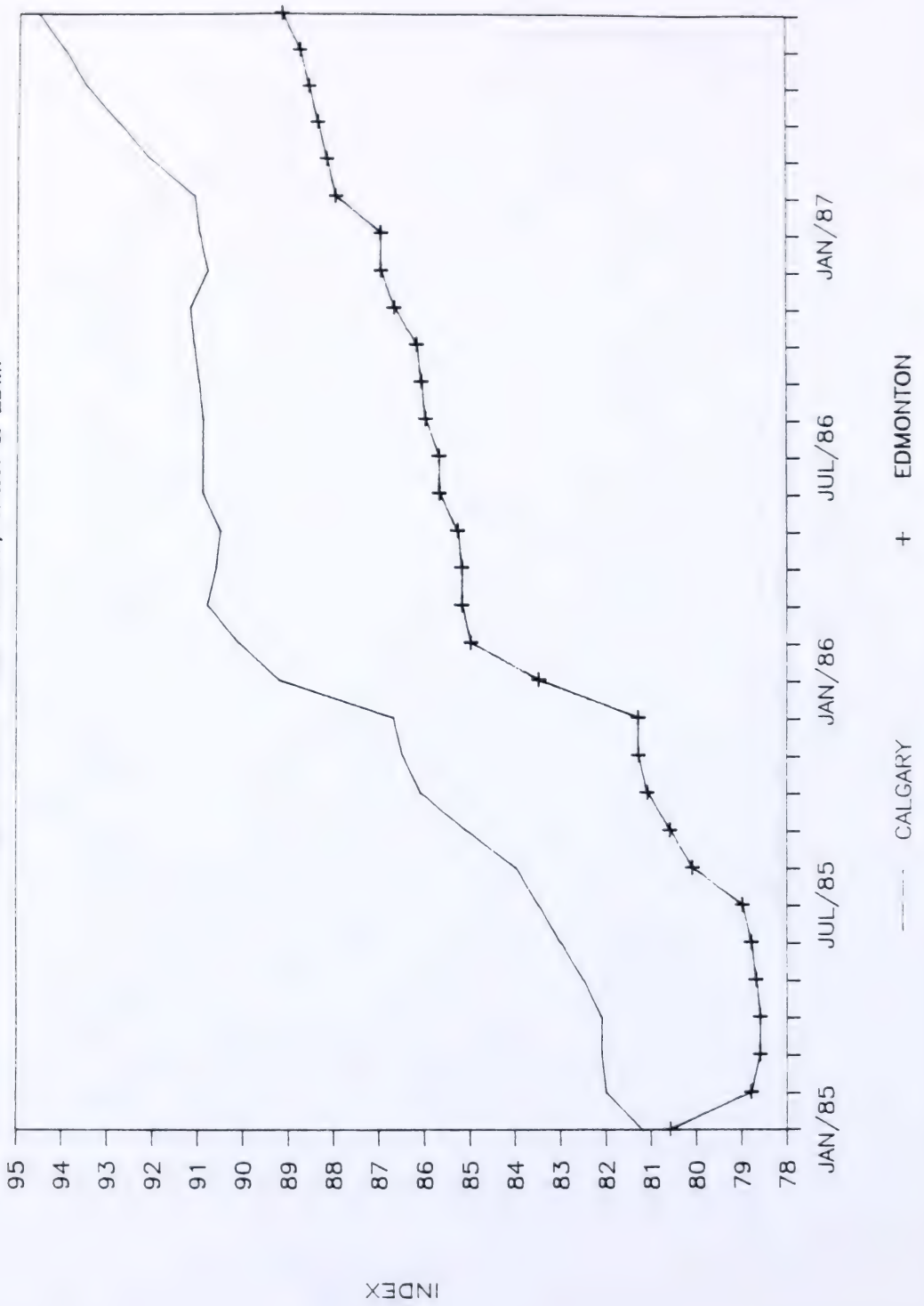


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9	94.0	JUNE	85.7	88.8
JULY	90.9	94.6	JULY	85.7	89.2
AUGUST	90.9		AUGUST	86.0	
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1987



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

SEPTEMBER 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
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* * * *

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* * * *

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Highlights

Urban Alberta

- ° Housing starts in September amounted to 698 units, a 60% increase from 437 units in September 1986. This marks the sixth consecutive month that a significant year-to-year increase has been recorded.
- ° Total starts to date rose by 30% to 6,065 units compared to 4,671 for 1986. Both singles and multiples were up 31% and 20% respectively.
- ° Only Fort McMurray, Grande Prairie and Lloydminster recorded decreases in housing starts for the first three quarters of this year.
- ° Housing under construction in September declined marginally to 3,596 units from 3,641 the month before, but still 91% above last year's level (1,881).

Calgary

- ° Calgary's starts fell to 293 units last month compared to the month before, but increased 73% compared to 169 units for September 1986.
- ° Total starts for the year (2,432) were up 37% over the previous year. Single family starts rose by 38% while multiples increased by 14%.
- ° Housing under construction jumped sharply to 1,800 units in September, up 146% in comparison with 733 units a year ago. However, newly completed and unoccupied units showed a downward trend to 164 units in September.
- ° The resale housing market continued to be very active last month with 1,184 units sold, up 18% over September 1986.

- ° The average selling price dropped further to \$91,259 from \$93,491 in August. However, the new housing price index still showed an increase to 95.6 in August, up 1% in one month.

Edmonton

- ° Edmonton's housing starts dropped 12% compared to the previous month to 327 units in September, but still 76% above last year's level (186).
- ° Total starts for the first nine months increased 32% compared to the same period 1986 to 2,649 units. Both single and multiple family starts showed increases.
- ° Housing under construction decreased marginally to 1,308 units from 1,361 the month before. Inventory of newly completed and unoccupied units also decreased to 138 as a result of a record high rate of absorption of 74% reached in September.
- ° In the resale market, the number of residential houses sold during the month rose a meager 1% over September 1986 to 779 units. Total sales to date are 8% ahead of last year.
- ° The average selling price decreased slightly to \$77,010 from \$77,439 last months, reflecting the high number of listings. However, the new housing price index continued to show an upward movement to 89.7 in August, a 4% increase from August 1986.

TABLE 1

SEP-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	289	4	0	0	293	73
CAMROSE	6	0	0	0	6	20
EDMONTON M.A.	289	34	4	0	327	76
FORT MCMURRAY	2	0	0	0	2	0
GRANDE PRAIRIE	16	0	0	0	16	0
LEDUC **						
LETHBRIDGE	10	0	0	0	10	-33
LLOYDMINSTER (ALTA. PART)	4	0	0	0	4	-20
MEDICINE HAT	6	0	0	0	6	-57
RED DEER	20	2	5	0	27	8
SPRUCE GROVE **						
WETASKIWIN	6	0	0	0	6	*
OTHER CENTRES ***	1	0	0	0	1	*
TOTAL	649	40	9	0	698	60

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

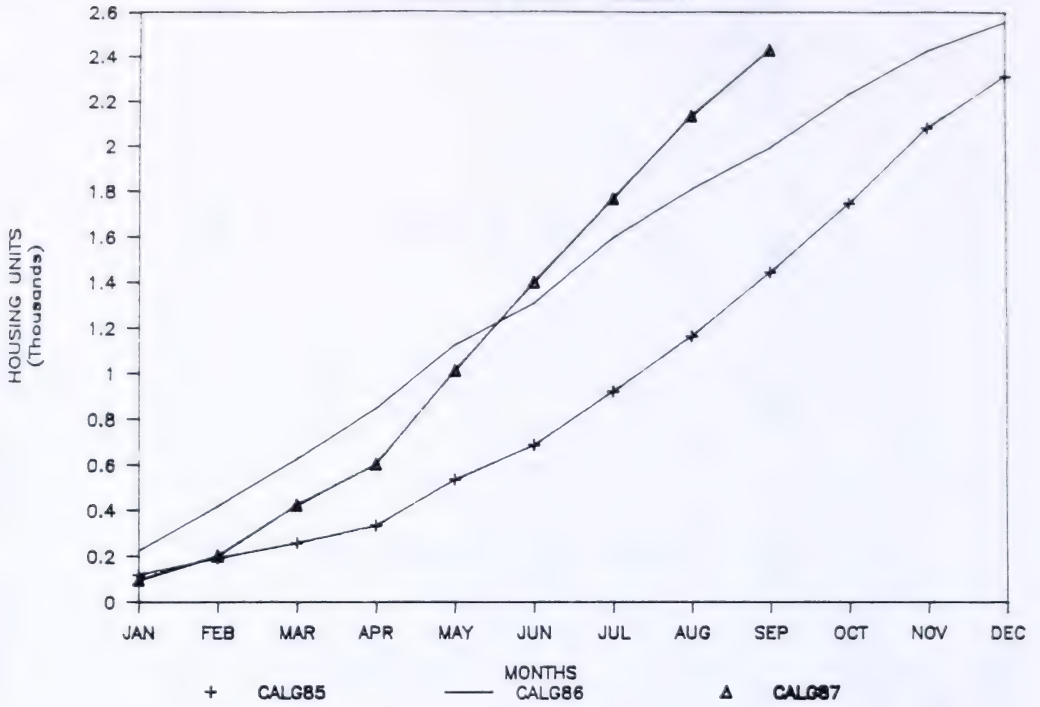


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

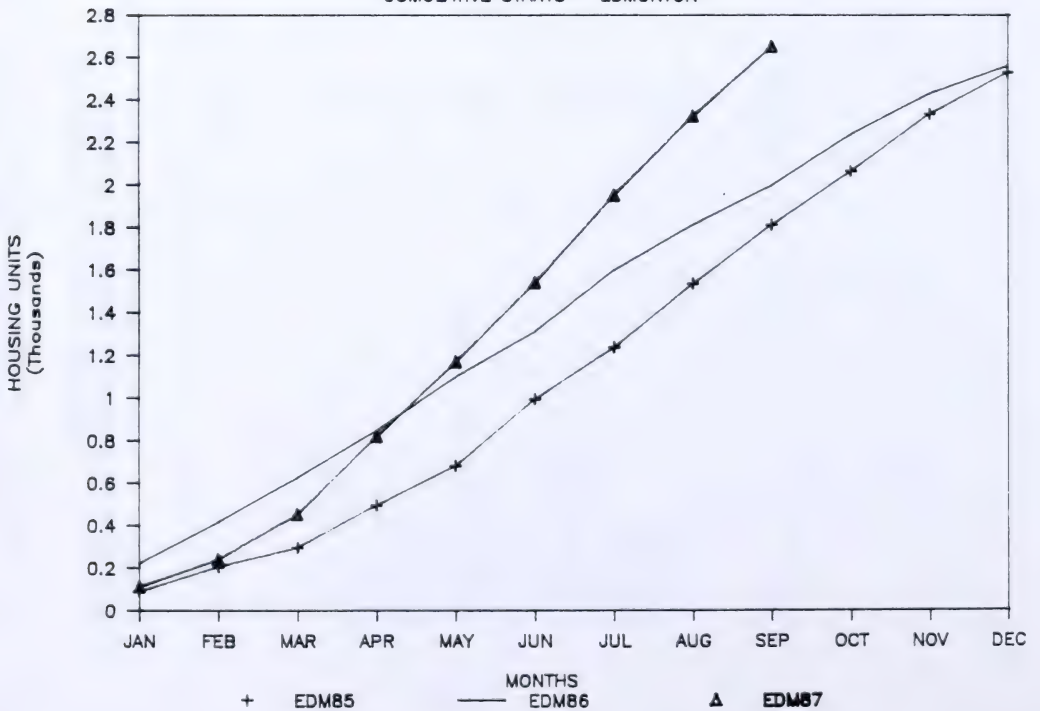


TABLE 2

SEP-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987
CALGARY	1659	2297	46	28	11	19	61	88	1777	2432
CAMROSE	23	29	0	0	0	0	0	0	23	29
EDMONTON M.A.	1812	2436	97	72	80	65	11	76	2000	2649
FORT MCMURRAY	20	11	2	0	0	0	12	0	34	11
GRANDE PRAIRIE	140	112	0	10	0	0	0	0	140	122
LEDUC **	16		0		5		0		21	
LETHBRIDGE	136	126	6	6	0	32	11	0	153	164
LLOYDMINSTER(ALTA. PART)	51	37	2	0	0	0	14	0	67	37
MEDICINE HAT	104	128	2	8	29	7	0	4	135	147
RED DEER	160	198	4	4	119	136	0	58	283	396
SPRUCE GROVE **	38		0		0		0		38	
WETASKIWIN	0	34	0	0	0	0	0	0	0	34
OTHER CENTRES ***	0	44	0	0	0	0	0	0	0	44
TOTAL	4159	5452	159	128	244	259	109	226	4671	6065
PERCENT CHANGE BY TYPE	31		-19		6			107	30	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

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FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

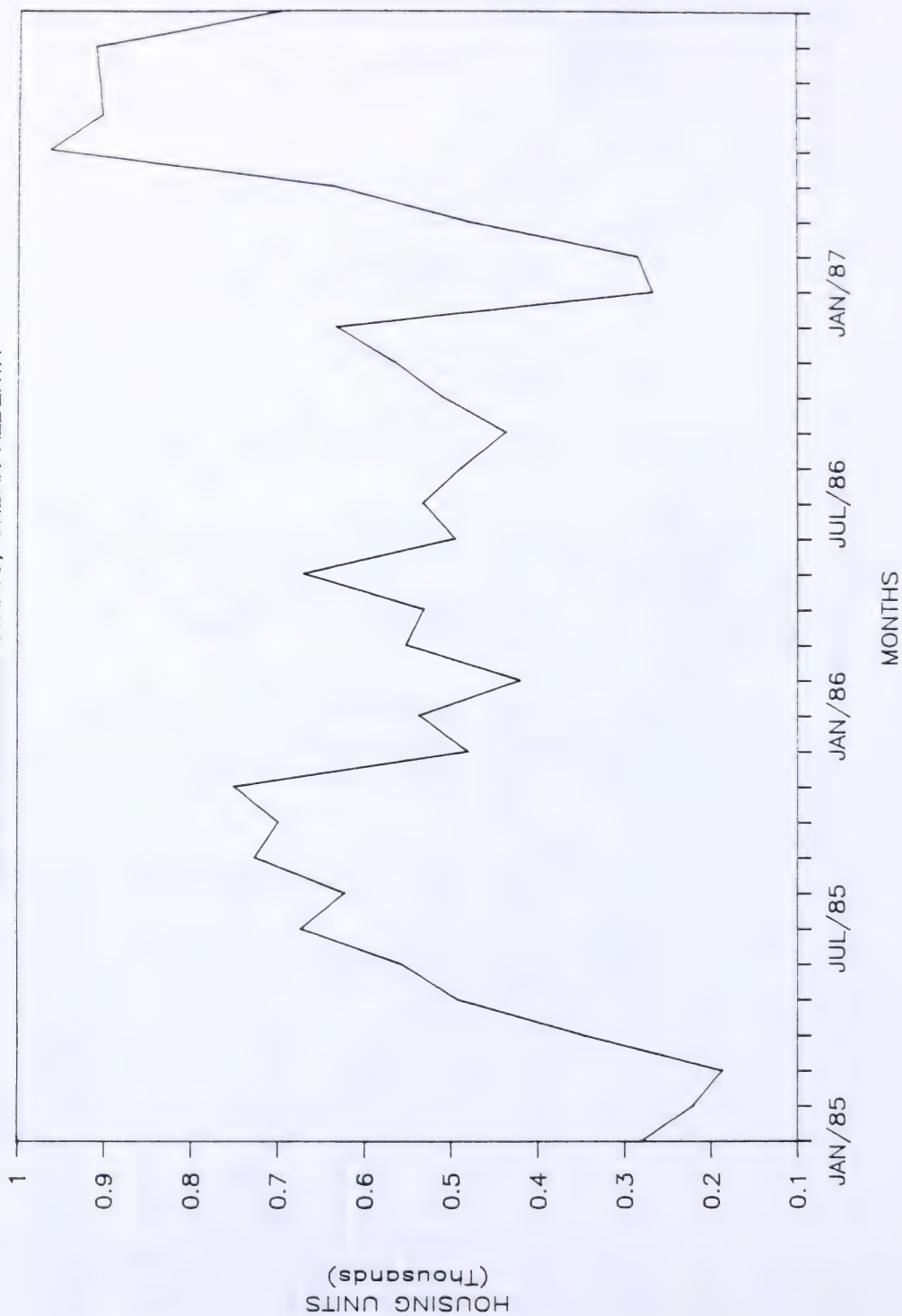


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	639	20
MAY	671	964	44
JUNE	496	904	82
JULY	534	908	70
AUGUST	489	913	87
SEPTEMBER	437	698	60
OCTOBER	511		
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	6065	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

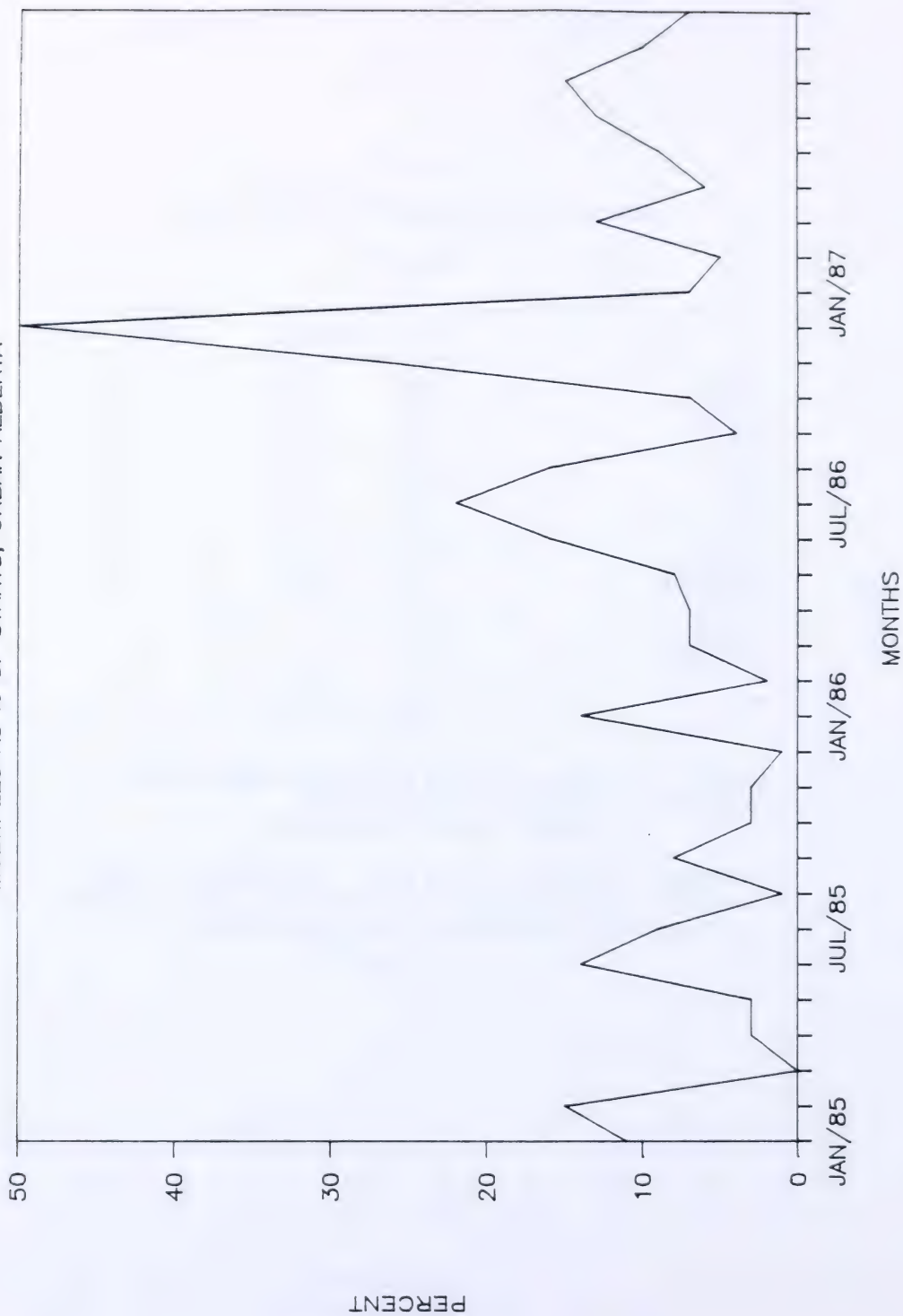


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	904	785	119	13
JULY	908	772	136	15
AUGUST	913	822	91	10
SEPTEMBER	698	649	49	7
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	6065	5452	613	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

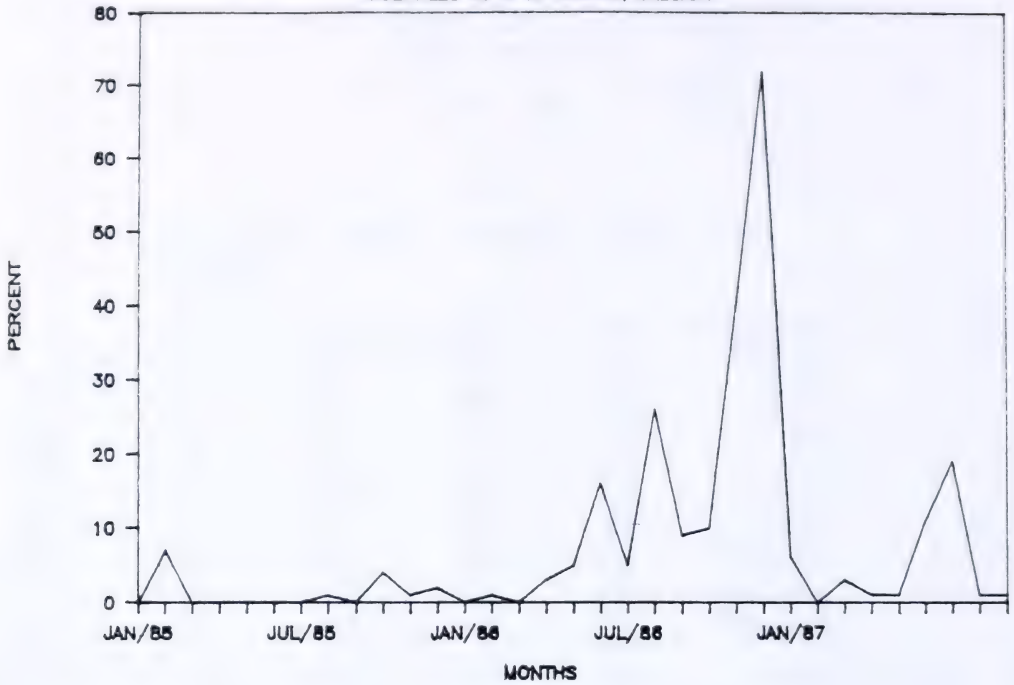


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

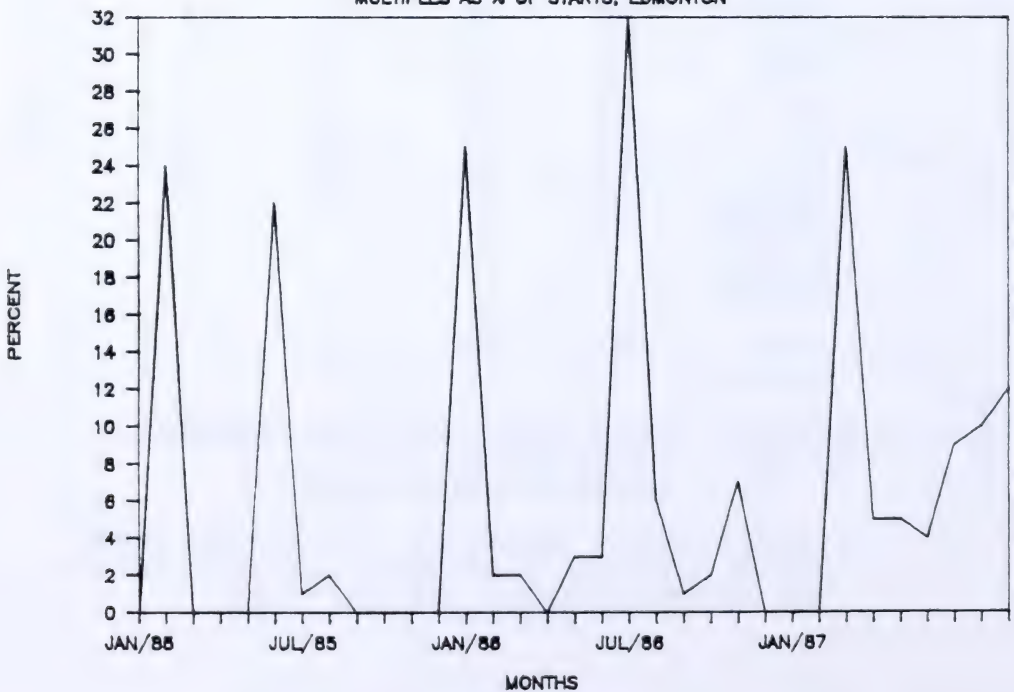


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986					EDMONTON (METRO)						
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	225	225	0	JANUARY	225	168	57	25			
FEBRUARY	177	175	2	FEBRUARY	195	191	4	2			
MARCH	251	251	0	MARCH	207	203	4	2			
APRIL	196	190	6	APRIL	222	221	1	0			
MAY	278	263	15	MAY	252	244	8	3			
JUNE	159	134	25	JUNE	212	206	6	3			
JULY	146	138	8	JULY	288	195	93	32			
AUGUST	176	130	46	AUGUST	213	200	13	6			
SEPTEMBER	169	153	16	SEPTEMBER	186	184	2	1			
OCTOBER	176	159	17	OCTOBER	238	234	4	2			
NOVEMBER	286	172	114	NOVEMBER	193	179	14	7			
DECEMBER	440	122	318	DECEMBER	130	130	0	0			
TOTAL	2679	2112	567	TOTAL	2561	2355	206	8			
1987					EDMONTON (METRO)						
CALGARY											
JANUARY	97	91	6	JANUARY	113	113	0	0			
FEBRUARY	104	104	0	FEBRUARY	130	130	0	0			
MARCH	223	217	6	MARCH	210	158	52	25			
APRIL	182	180	2	APRIL	366	349	17	5			
MAY	408	404	4	MAY	350	334	16	5			
JUNE	389	348	41	JUNE	371	355	16	4			
JULY	367	299	68	JULY	410	374	36	9			
AUGUST	369	365	4	AUGUST	372	334	38	10			
SEPTEMBER	293	289	4	SEPTEMBER	327	289	38	12			
OCTOBER				OCTOBER							
NOVEMBER				NOVEMBER							
DECEMBER				DECEMBER							
TOTAL	2432	2297	135	TOTAL	2649	2436	213				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5 QUARTERLY HOUSING STARTS IN ALBERTA

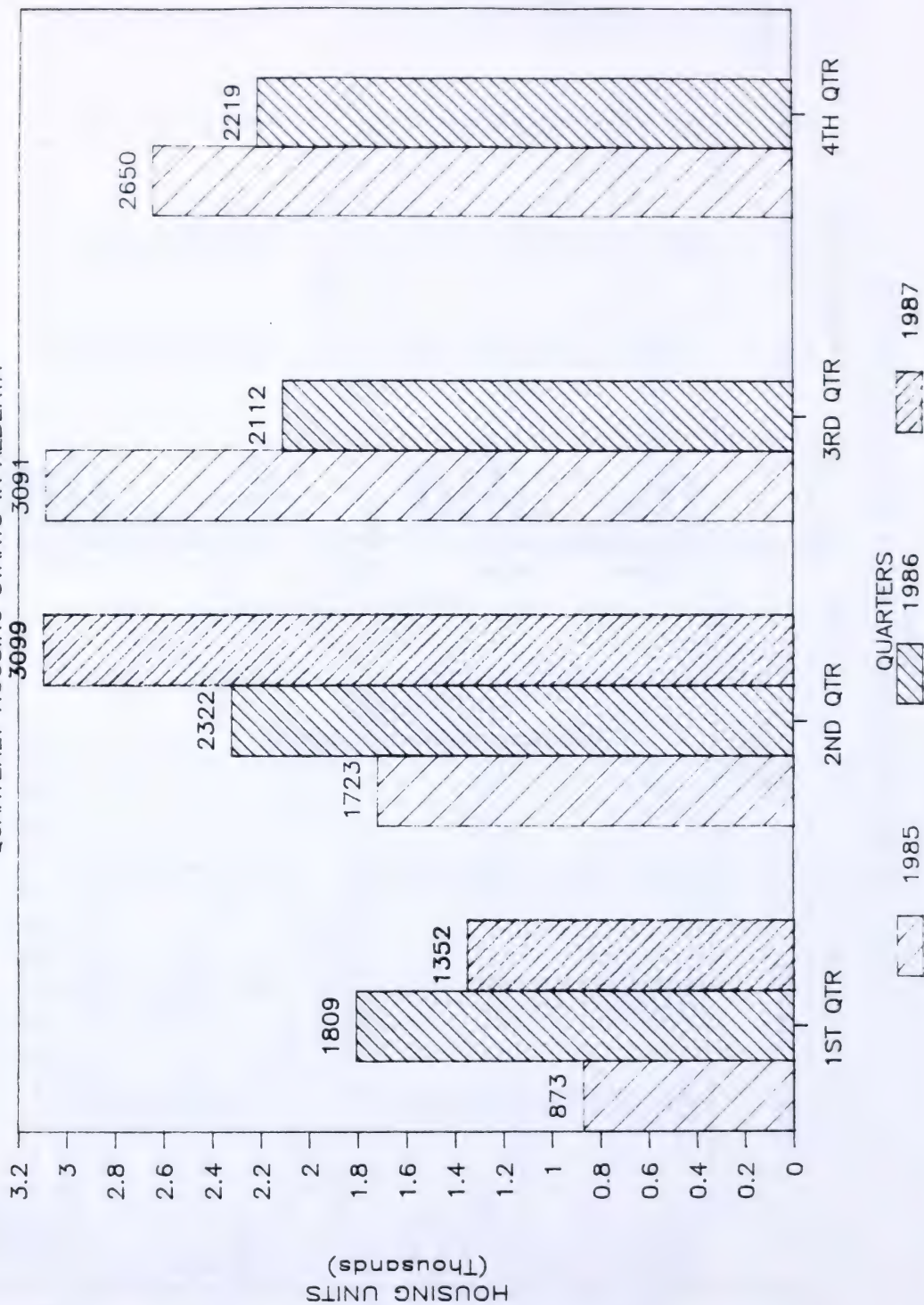


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987		
	1986	1987	PERCENT CHANGE
FIRST QUARTER	1809	1352	-25
SECOND QUARTER	2322	3099	33
THIRD QUARTER	2112		
FOURTH QUARTER	2219		
TOTAL	8462	4451	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

SEP-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	220	14	0	0	234	14
CAMROSE	4	0	0	0	4	300
EDMONTON M.A.	356	12	3	11	382	88
FORT MCMURRAY	2	0	0	0	2	-85
GRANDE PRAIRIE	21	0	0	0	21	75
LEDUC **						
LETHBRIDGE	14	0	10	0	24	85
LLOYDMINSTER(ALTA. PART)	10	0	0	0	10	233
MEDICINE HAT	19	4	0	0	23	188
RED DEER	27	0	13	0	40	900
SPRUCE GROVE **						
WETASKIWIN	6	0	0	0	6	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	679	30	26	11	746	60

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

SEP-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1290	10	113	387	1800	146
CAMROSE	11	0	0	0	11	-27
EDMONTON M.A.	1127	60	56	65	1308	67
FORT MCMURRAY	8	0	0	0	8	0
GRANDE PRAIRIE	53	10	0	0	63	47
LEDUC **						
LETHBRIDGE	52	6	32	0	90	0
LLOYDMINSTER, ALTA. PART)	20	0	0	0	20	5
MEDICINE HAT	43	2	7	4	56	0
RED DEER	67	4	68	58	197	79
SPRUCE GROVE **						
WETASKIWIN	15	0	0	0	15	*
OTHER CENTRES ***	28	0	0	0	28	*
TOTAL	2714	92	276	514	3596	91

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

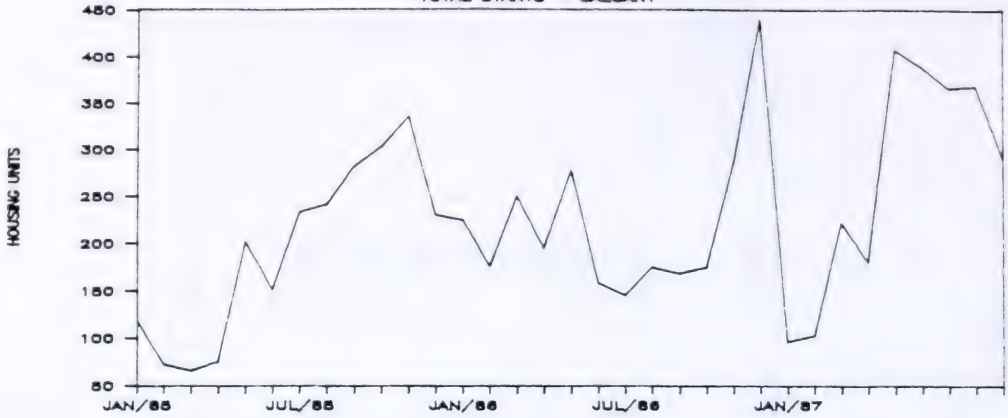


FIGURE 6B
COMPLETIONS - CALGARY

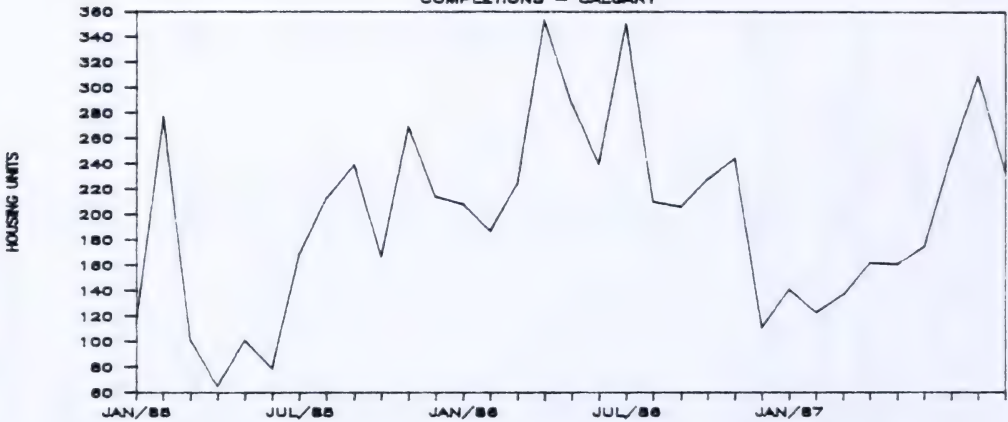


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

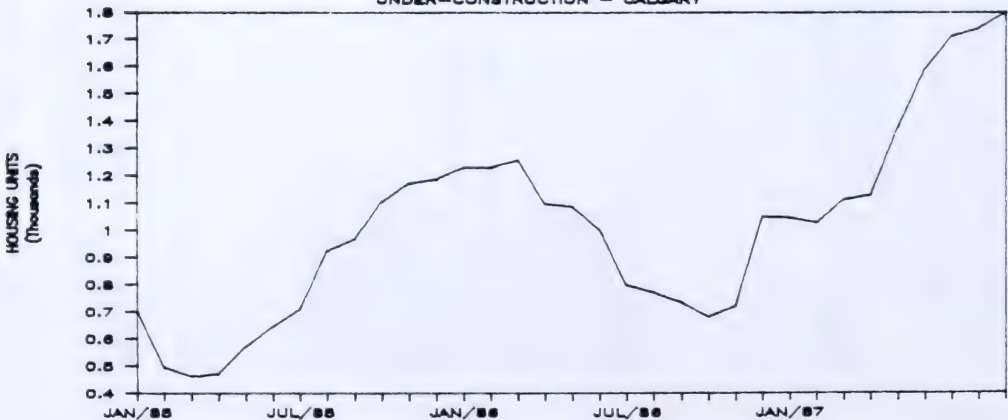


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1986			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050

1987			

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	369	309	1740
SEPTEMBER	293	234	1800
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

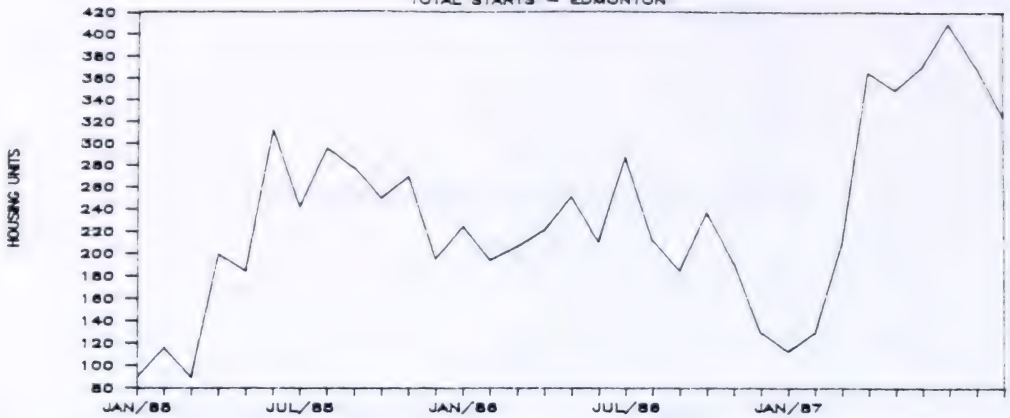


FIGURE 7B
COMPLETIONS - EDMONTON

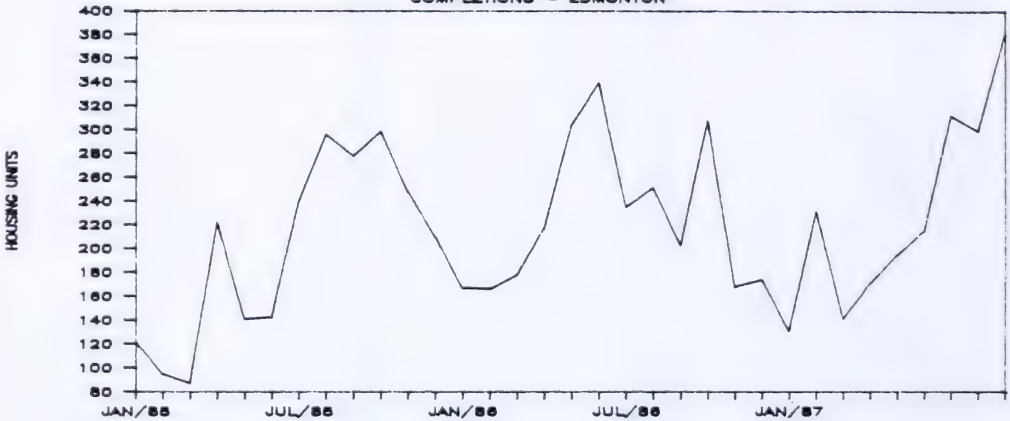


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

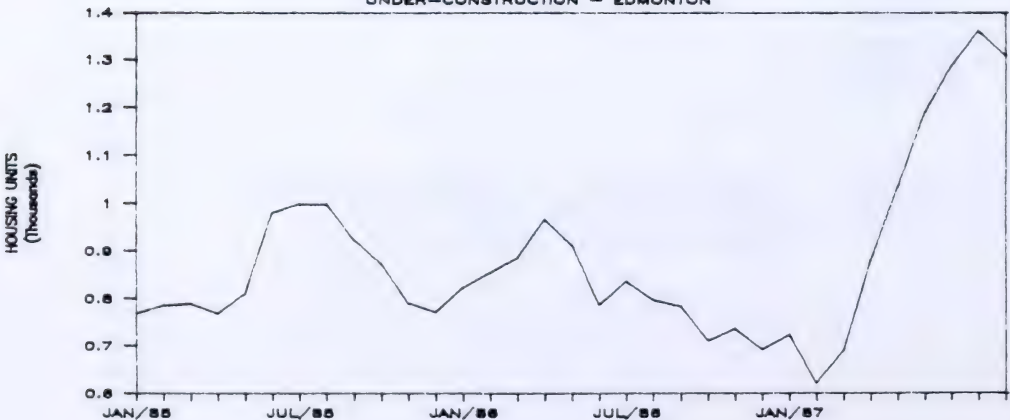


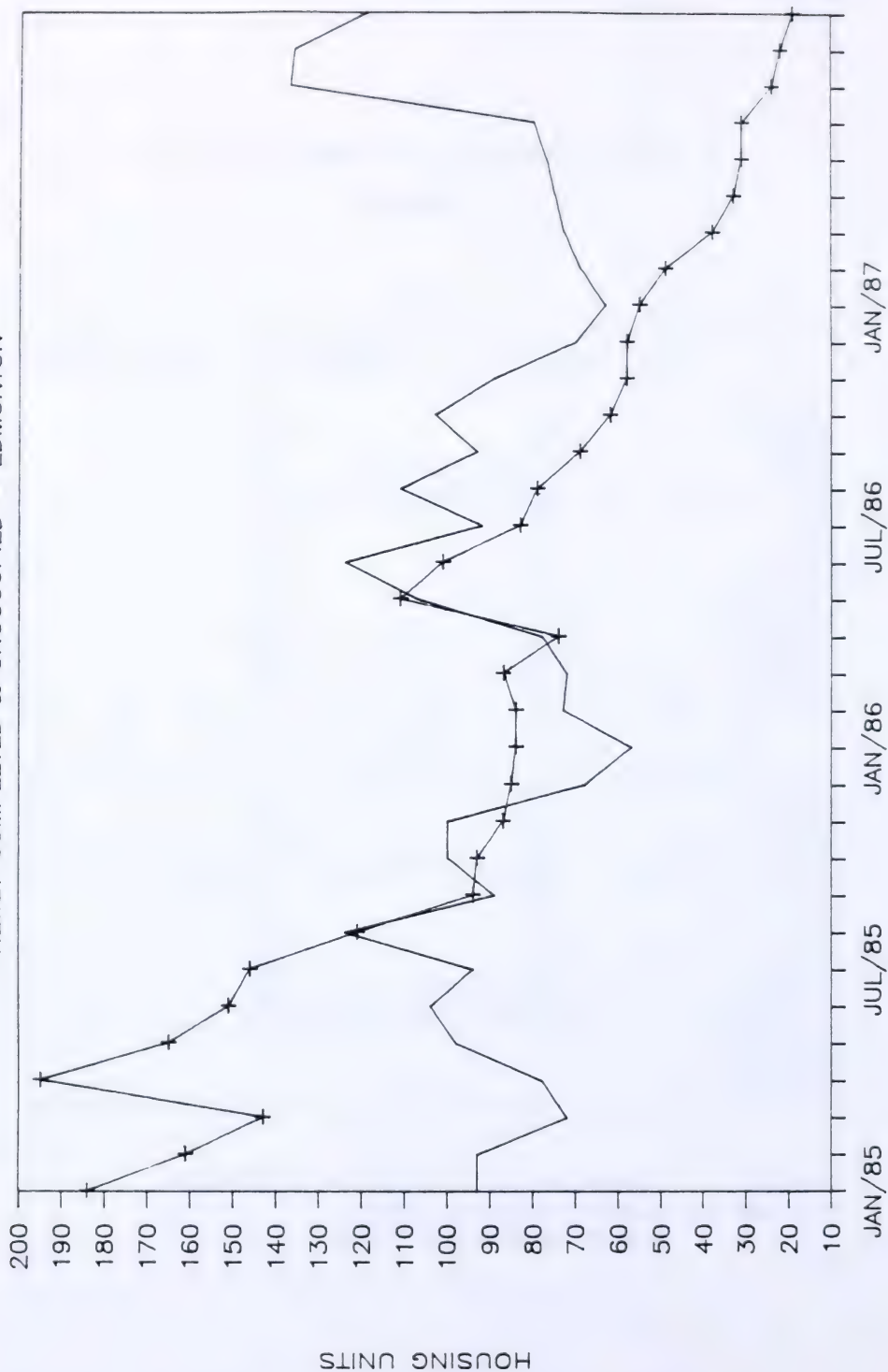
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
1987			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON



— SINGLES & DUPL. + APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

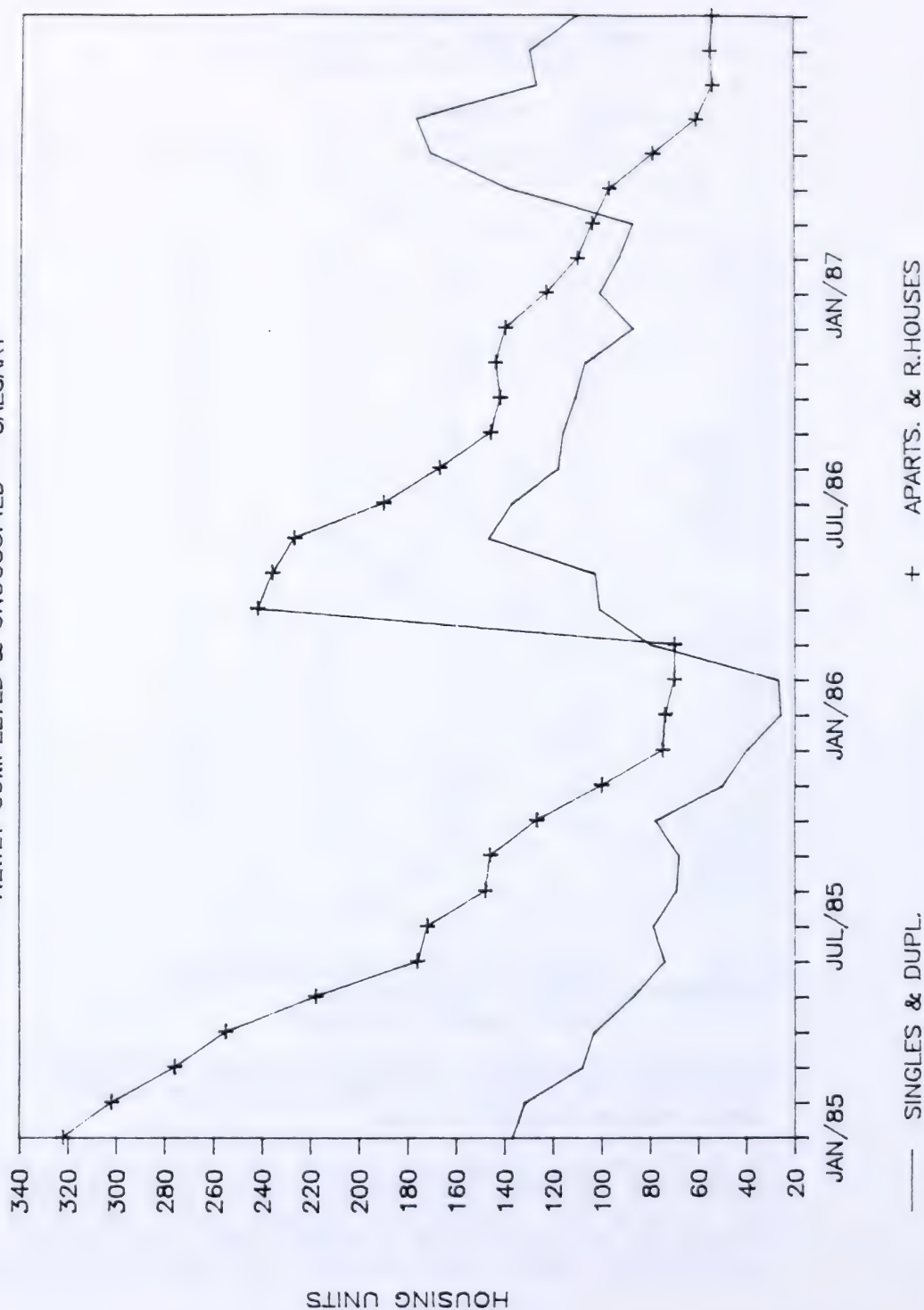


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	309	62
SEPTEMBER	110	54	164	234	61
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

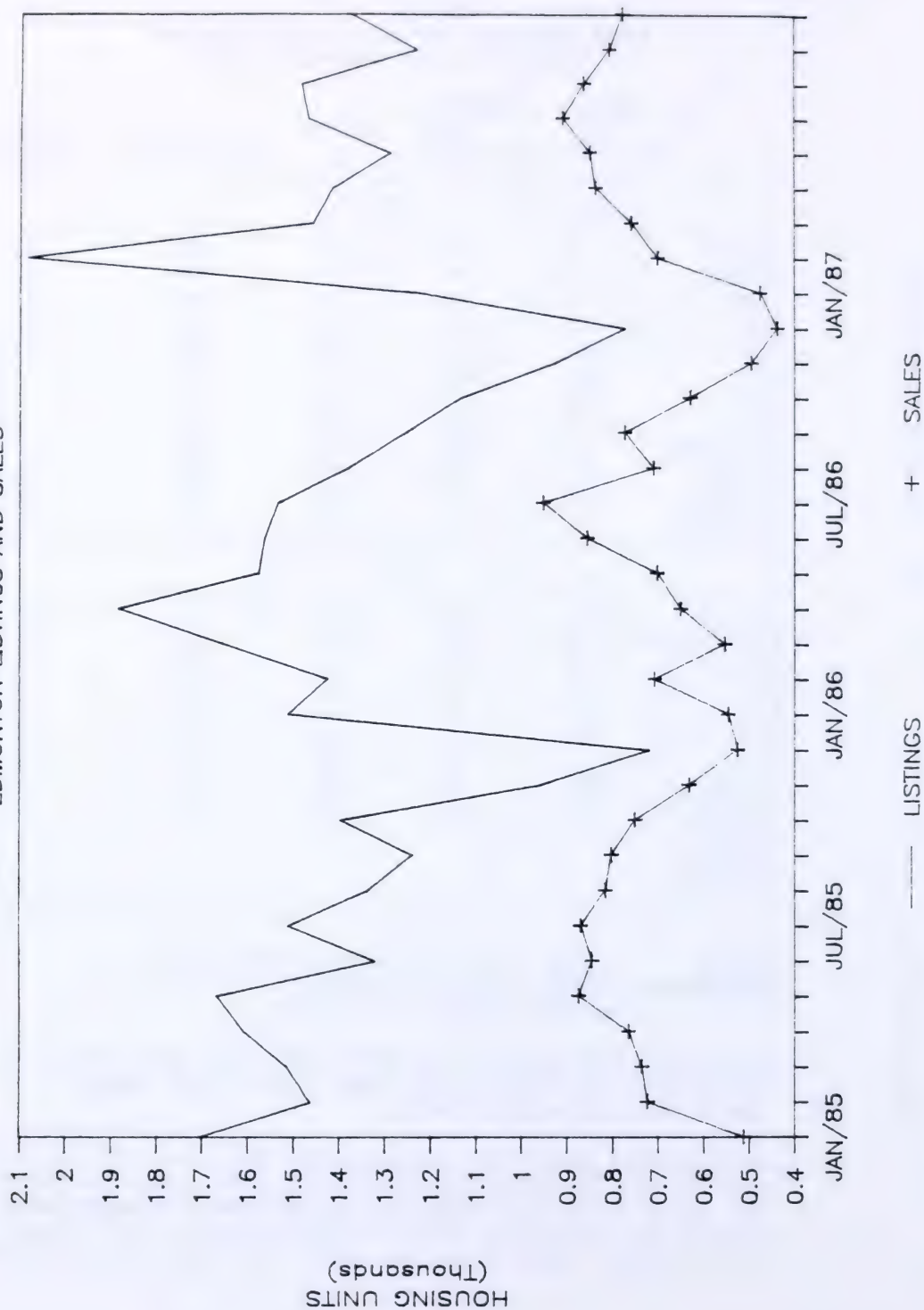


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

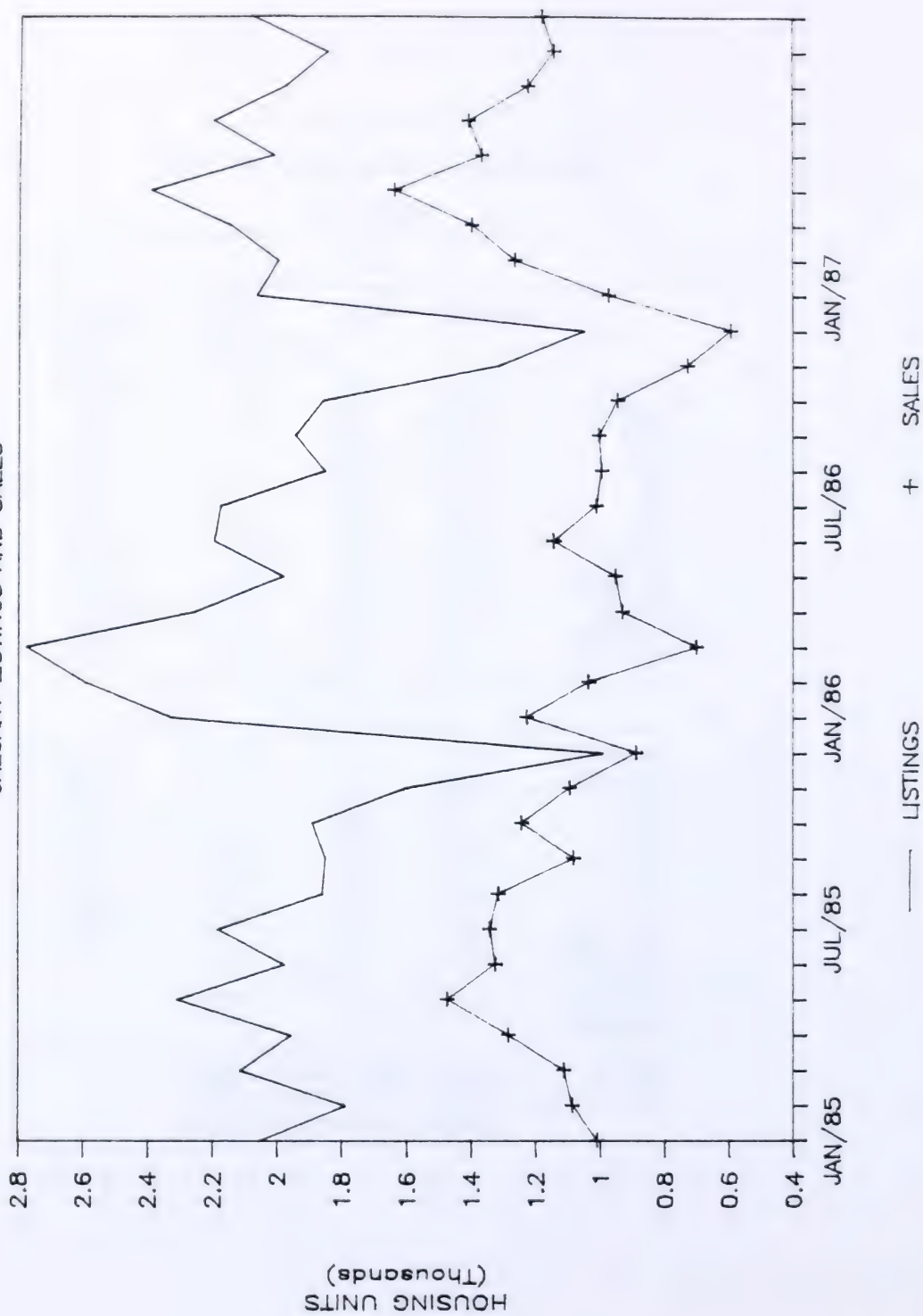


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

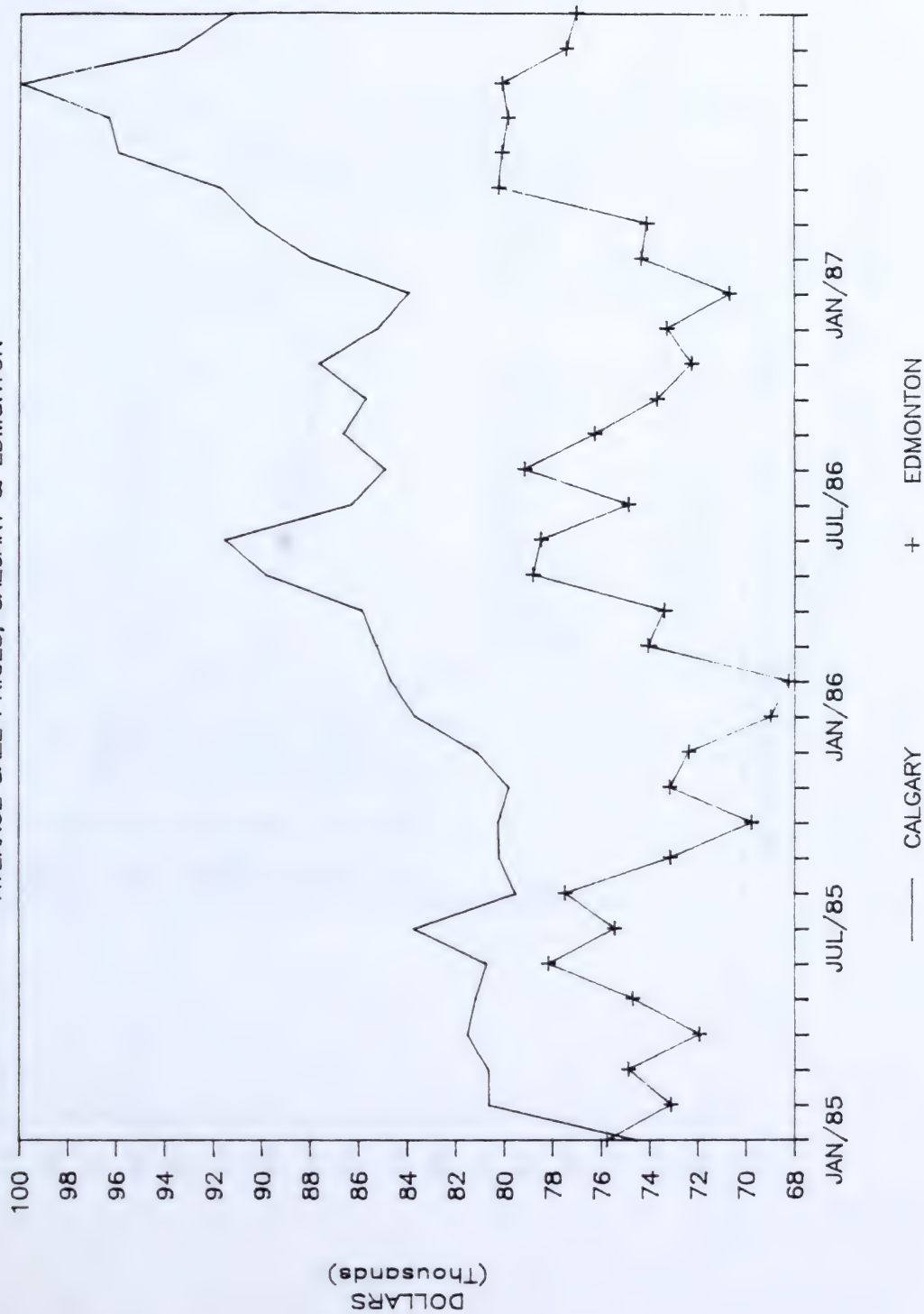


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

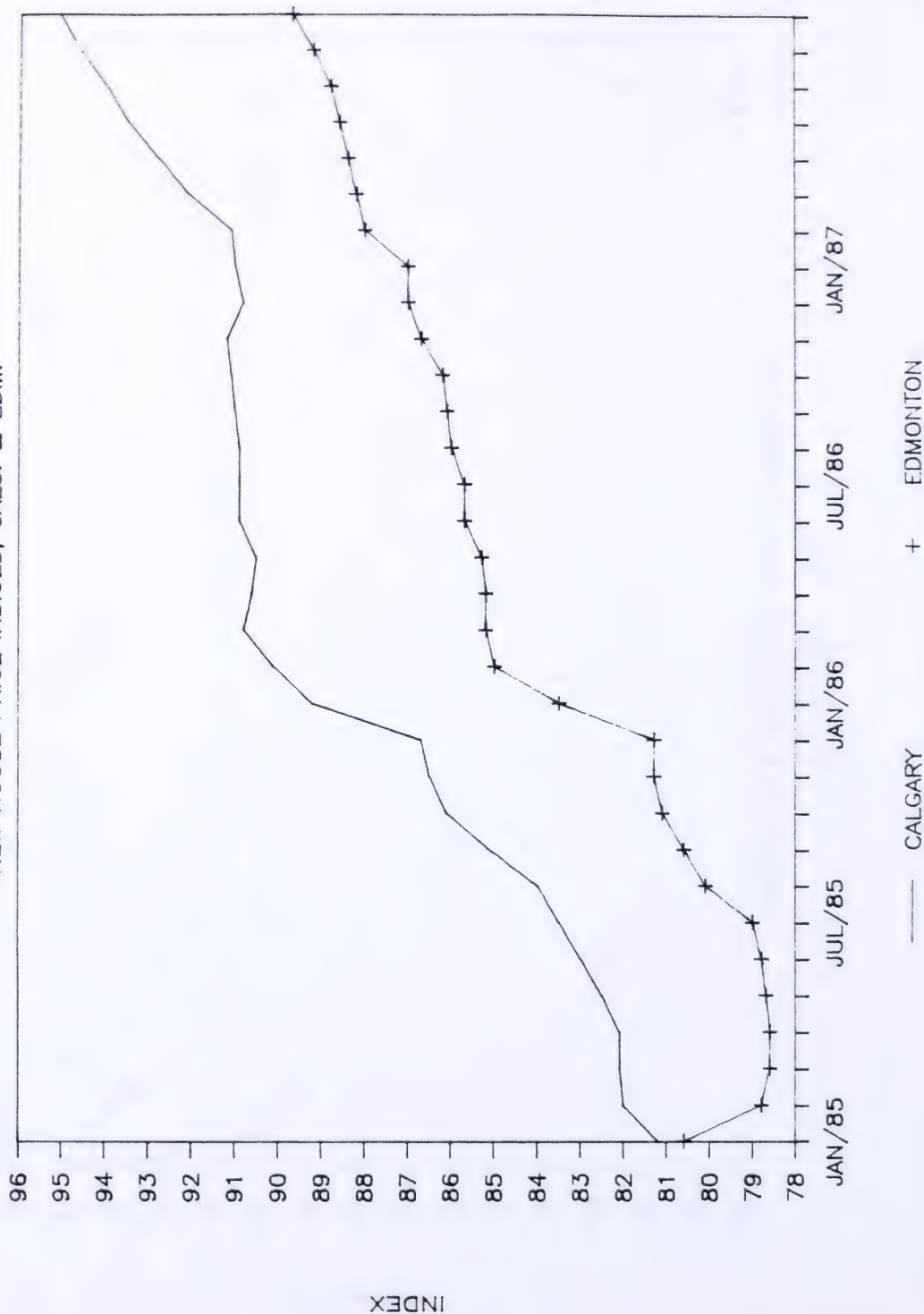


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9	94.0	JUNE	85.7	88.8
JULY	90.9	94.6	JULY	85.7	89.2
AUGUST	90.9	95.1	AUGUST	86.0	89.7
SEPTEMBER	91.0		SEPTEMBER	86.1	
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

11.1.67

NOV 8 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1987



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

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D. Multiple Listings Service (M.L.S.)

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E. New Housing Price Indexes

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* * * *	
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Highlights

Alberta

- ° In the third quarter, housing starts jumped sharply to 3,274 units, up 55% over the 1986 figure of 2,112. This marks the second consecutive quarter that a year-to-year increase has been recorded.

Urban Alberta

- ° Housing starts in October continued to increase from the previous year to 716 units, 40% higher than the 511 units reported for October 1986.
- ° Total starts to date also showed a 32% increase over the same period last year to 6,850 units. Single family starts increased by 33% while multiples rose by 23%.
- ° Housing under construction fell 9% from 3,689 in September to 3,390 in October, but still 98% ahead of last year's level. Single family housing accounted for three quarters of the 3,390 units.

Calgary

- ° Calgary's 316 starts last month were 80% higher than October 1986.
- ° Total for the year rose by 44% to 2,816 units compared to 1,953 in 1986. Both single and multiple family starts showed increases.
- ° Housing under construction in October dropped to 1,664 units from 1,878 the month before. With an increase in the number of completions, newly completed and unoccupied housing increased to 194 units despite a yearly high rate of absorption of 69%.

- ° In the resale housing market, the number of houses sold rose 8% over October 1986 to 1,021 units.
- ° The average selling price rose to \$93,004 from \$91,259 last month. The new housing price index showed a marginal increase to 95.2 in September.

Edmonton

- ° Edmonton's October starts were up 23% in comparison to a year ago, marking the seventh consecutive month that a significant increase has been recorded.
- ° Total starts to date rose by 31% to 2,941 units from 2,238 for 1986. 223 multiples were started for the first ten months of this year compared to 192 in 1986.
- ° Housing under construction dropped to 1,235 units from 1,308 units in September. Inventory of newly completed and unoccupied units increased slightly to 149 units while the rate of absorption slid to 70% compared to 74% the month before.
- ° The level of activity in the resale housing market remained fairly strong for October with 779 units sold, 5% higher than in October 1986. Total sales to date are 8% higher than last year.
- ° With this increase in sales, the average resale house price increased to \$79,356 from \$77,010 last month. The new housing price index also improved sharply to 90.4 in September, up 1% in a month, and up 5% from September 1986.

TABLE 1

OCT-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	284	6	26	0	316	80
CAMROSE	9	0	0	0	9	800
EDMONTON M.A.	282	10	0	0	292	23
FORT MCMURRAY	2	0	0	0	2	*
GRANDE PRAIRIE	13	0	0	0	13	44
LEDUC **						
LETHBRIDGE	32	4	0	0	36	112
LLOYDMINSTER (ALTA. PART)	5	0	0	0	5	67
MEDICINE HAT	6	0	0	0	6	65
RED DEER	18	4	8	0	30	-35
SPRUCE GROVE **						
WETASKIWIN	6	0	0	0	6	*
OTHER CENTRES ***	1	0	0	0	1	*
TOTAL	658	24	34	0	716	40

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

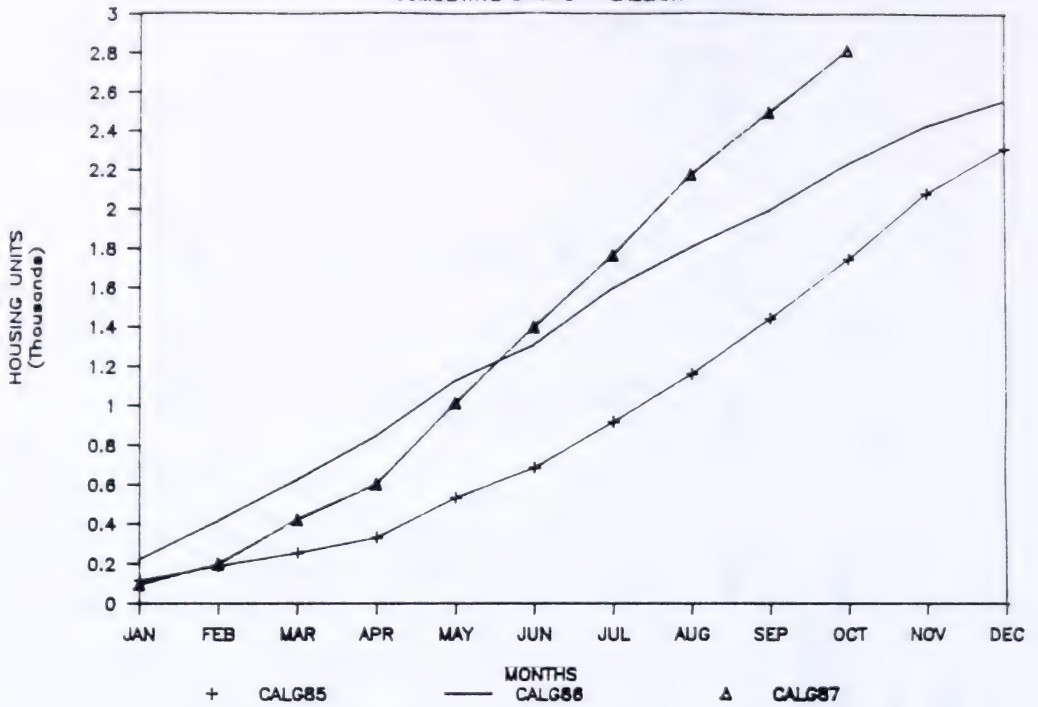


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

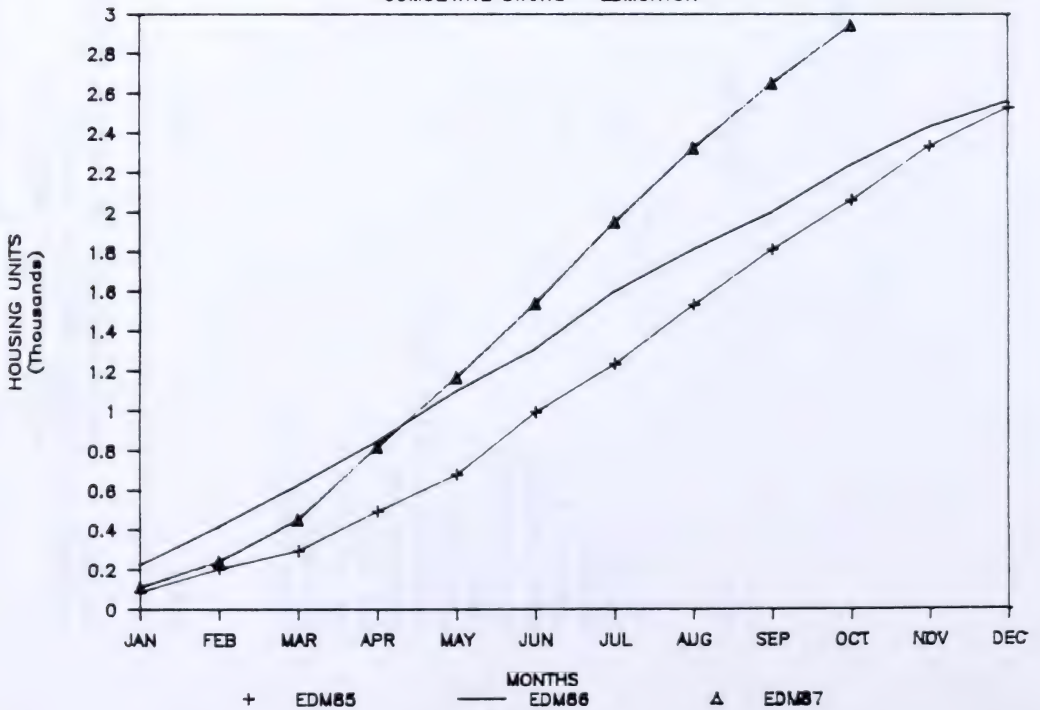


TABLE 2

OCT-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987		
CALGARY	1818	2643	46	40	28	45	61	88	1953	2816
CAMROSE	24	38	0	0	0	0	0	0	24	38
EDMONTON M.A.	2046	2718	101	82	80	65	11	76	2238	2941
FORT MCMURRAY	20	13	2	0	0	0	12	0	34	13
GRANDE PRAIRIE	149	125	0	10	0	0	0	0	149	135
LEDUC **	17		0		5		0		22	
LETHBRIDGE	153	158	6	10	0	32	11	0	170	200
LLOYDMINSTER(ALTA. PART)	54	42	2	0	0	0	14	0	70	42
MEDICINE HAT	117	135	6	8	29	7	0	4	152	154
RED DEER	194	216	8	8	119	144	8	58	329	426
SPRUCE GROVE **	41		0		0		0		41	
WETASKIWIN	0	40	0	0	0	0	0	0	0	40
OTHER CENTRES ***	0	45	0	0	0	0	0	0	0	45
TOTAL	4633	6173	171	158	261	293	117	226	5182	6850
PERCENT CHANGE BY TYPE		33		-8		12		93		32

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

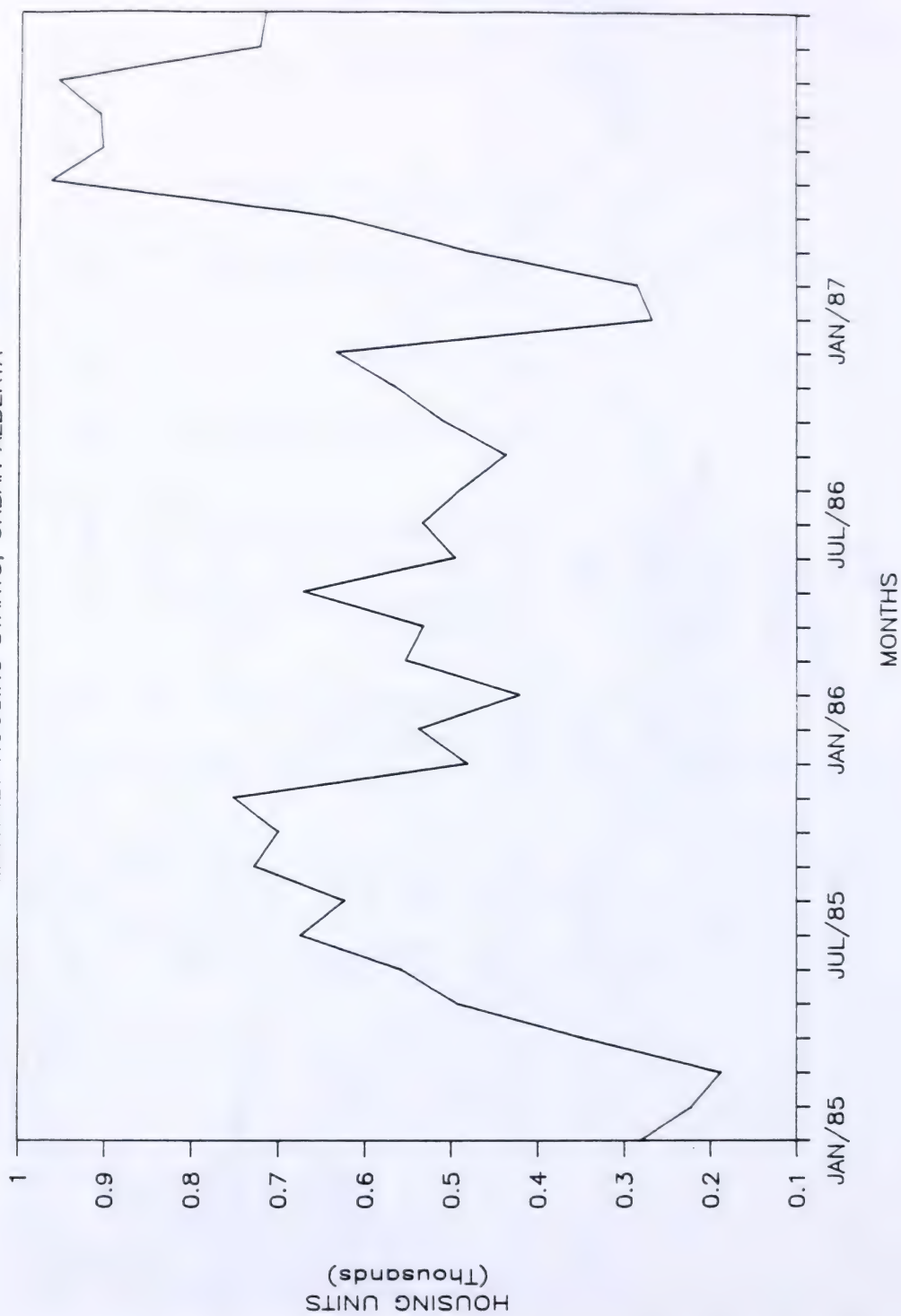


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	639	20
MAY	671	964	44
JUNE	496	904	82
JULY	534	908	70
AUGUST	489	957	96
SEPTEMBER	437	723	65
OCTOBER	511	716	40
NOVEMBER	567		
DECEMBER	634		
TOTAL	6383	6850	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

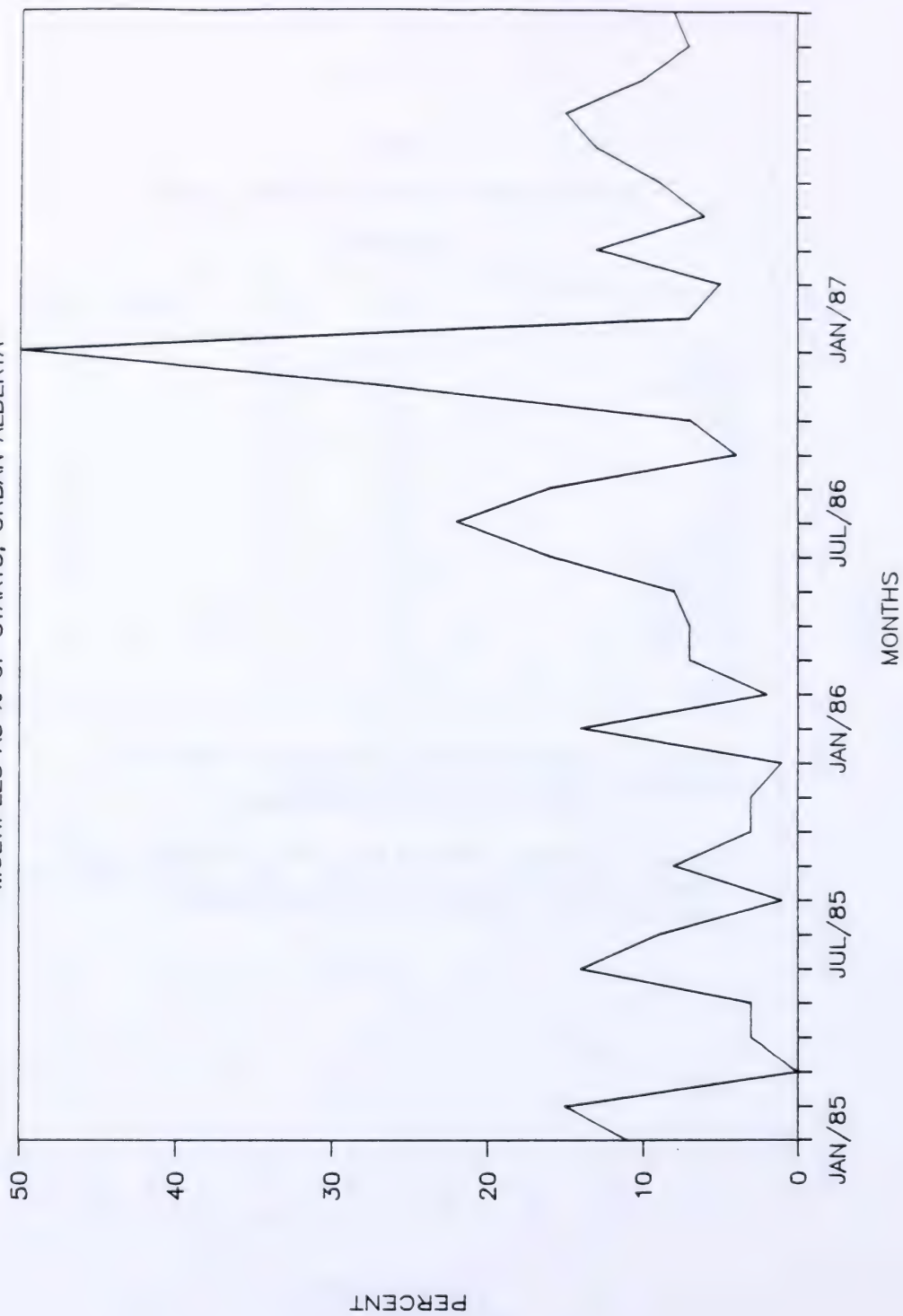


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	904	785	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	716	658	58	8
NOVEMBER				
DECEMBER				
TOTAL	6850	6173	677	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

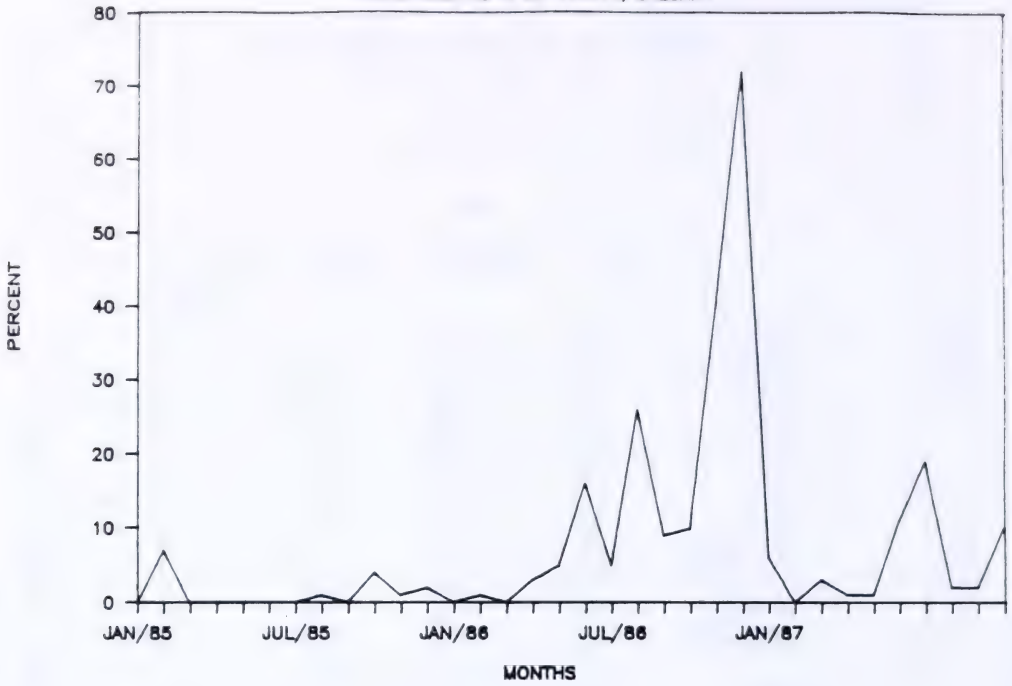


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

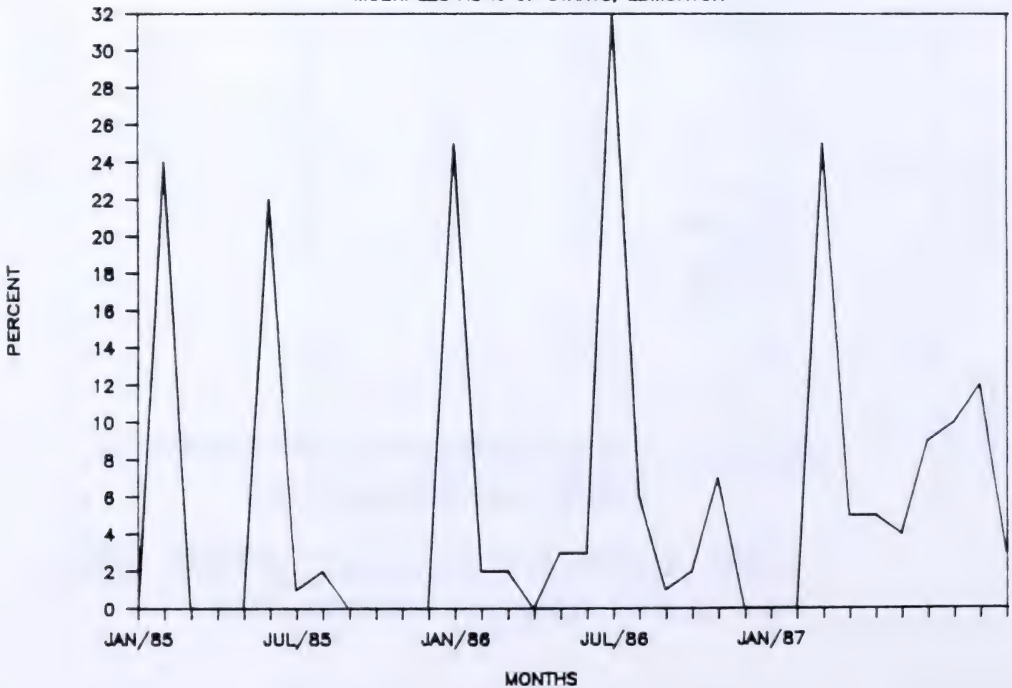


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY				1986				EDMONTON (METRO)			
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	225	0	0	JANUARY	225	57	25				
FEBRUARY	177	2	1	FEBRUARY	195	4	2				
MARCH	251	0	0	MARCH	207	4	2				
APRIL	196	6	3	APRIL	222	1	0				
MAY	278	15	5	MAY	252	8	3				
JUNE	159	25	16	JUNE	212	6	3				
JULY	146	138	5	JULY	288	93	32				
AUGUST	176	46	26	AUGUST	213	13	6				
SEPTEMBER	169	16	9	SEPTEMBER	186	2	1				
OCTOBER	176	17	10	OCTOBER	238	4	2				
NOVEMBER	286	114	40	NOVEMBER	193	14	7				
DECEMBER	440	122	72	DECEMBER	130	0	0				
TOTAL	2679	567	21	TOTAL	2561	206	8				
CALGARY				EDMONTON (METRO)							
JANUARY	97	91	6	JANUARY	113	0	0				
FEBRUARY	104	104	0	FEBRUARY	130	0	0				
MARCH	223	217	6	MARCH	210	52	25				
APRIL	182	180	2	APRIL	366	17	5				
MAY	408	404	4	MAY	350	16	5				
JUNE	389	348	41	JUNE	371	16	4				
JULY	367	299	68	JULY	410	36	9				
AUGUST	413	405	8	AUGUST	372	38	10				
SEPTEMBER	317	311	6	SEPTEMBER	327	38	12				
OCTOBER	316	284	32	OCTOBER	292	10	3				
NOVEMBER				NOVEMBER							
DECEMBER				DECEMBER							
TOTAL	2816	2643	173	TOTAL	2941	2718	223				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

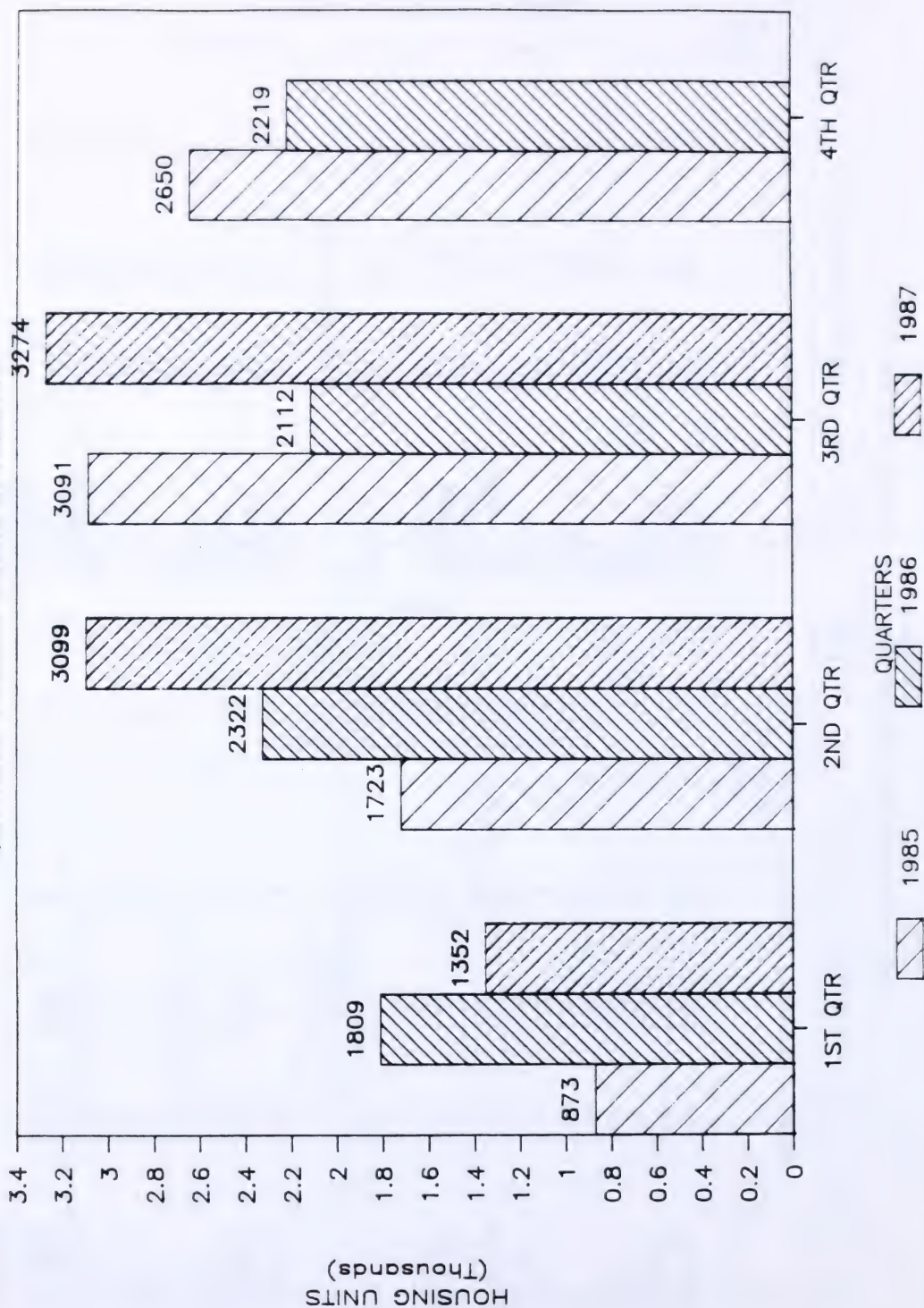


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987		
	1986	1987	PERCENT CHANGE
FIRST QUARTER	1809	1352	-25
SECOND QUARTER	2322	3099	33
THIRD QUARTER	2112	3274	55
FOURTH QUARTER	2219		
TOTAL	8462	7725	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

OCT-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	412	0	7	38	457	100
CAMROSE	4	0	0	0	4	-33
EDMONTON M.A.	338	14	13	0	365	19
FORT MCMURRAY	1	0	0	0	1	0
GRANDE PRAIRIE	15	0	0	0	15	-21
LEDUC **						
LETHBRIDGE	40	6	0	0	46	28
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-90
MEDICINE HAT	10	0	0	0	10	150
RED DEER	24	2	9	0	35	-44
SPRUCE GROVE **						
WETASKIWIN	3	0	0	0	3	*
OTHER CENTRES ***	2	0	0	0	2	*
TOTAL	850	22	29	38	939	38

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

OCT-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1160	20	132	352	1664	144
CAMROSE	16	0	0	0	16	60
EDMONTON M.A.	1071	56	43	65	1235	74
FORT MCMURRAY	9	0	0	0	9	29
GRANDE PRAIRIE	51	10	0	0	61	85
LEDUC **						
LETHBRIDGE	56	4	32	0	92	30
LLOYDMINSTER(ALTA. PART)	24	0	0	0	24	100
MEDICINE HAT	39	2	7	4	52	-25
RED DEER	61	6	67	58	192	106
SPRUCE GROVE **						
WETASKIWIN	18	0	0	0	18	*
OTHER CENTRES ***	27	0	0	0	27	*
TOTAL	2532	98	281	479	3390	98

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, FLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

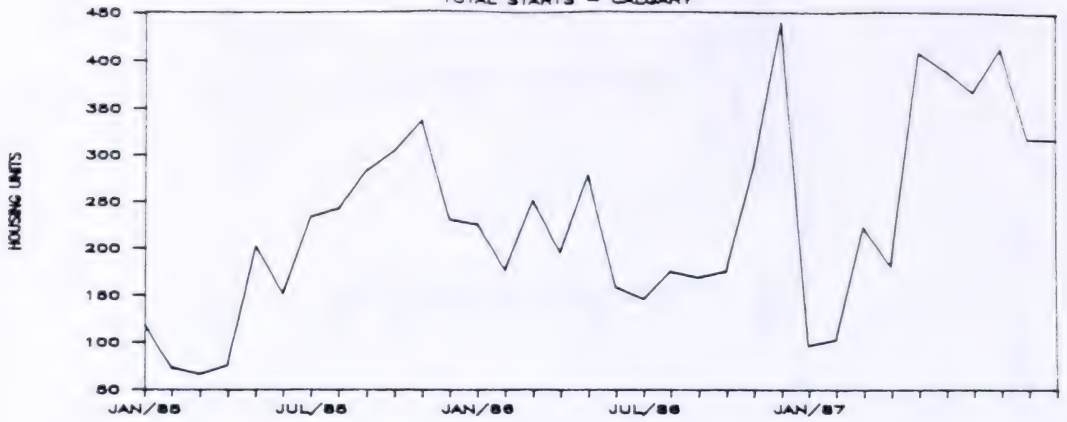


FIGURE 6B
COMPLETIONS - CALGARY

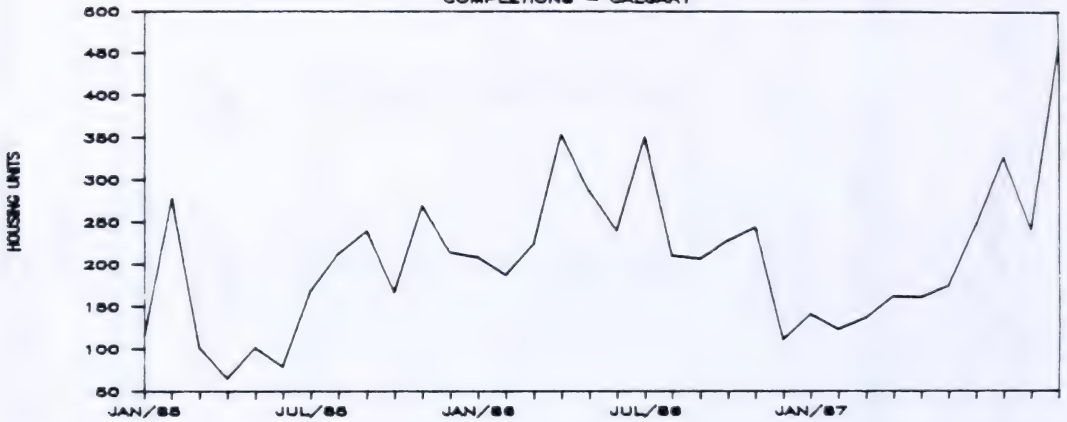


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

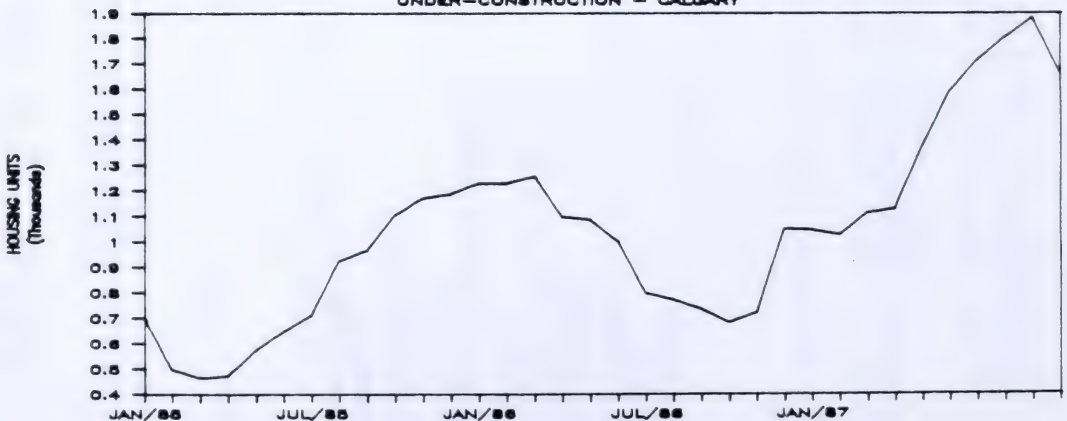


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
----- 1987 -----			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	316	457	1664
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

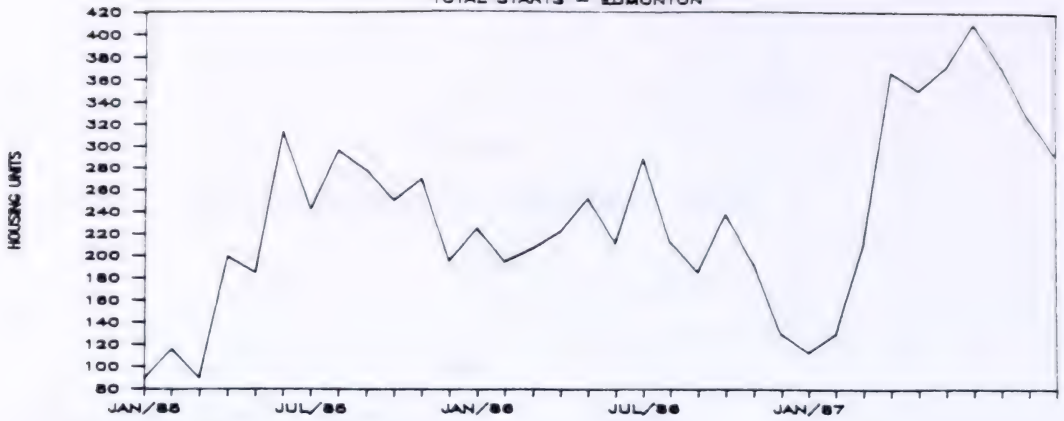


FIGURE 7B
COMPLETIONS - EDMONTON

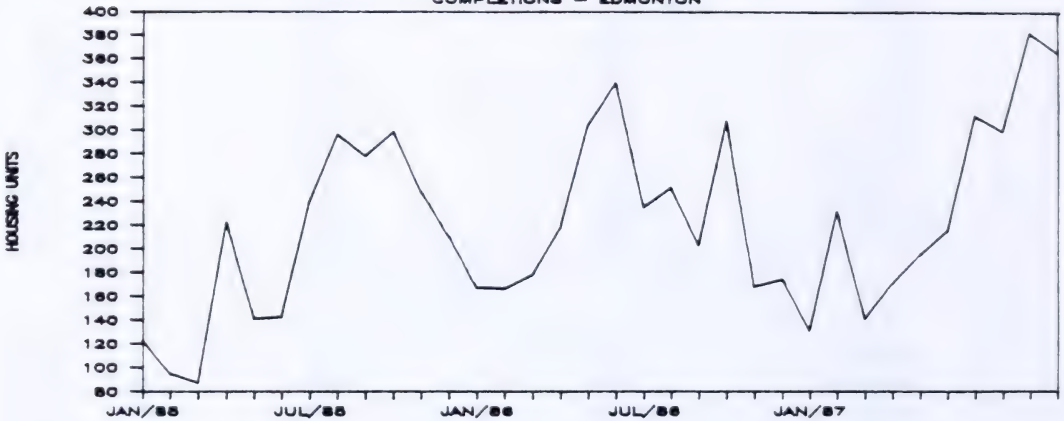


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

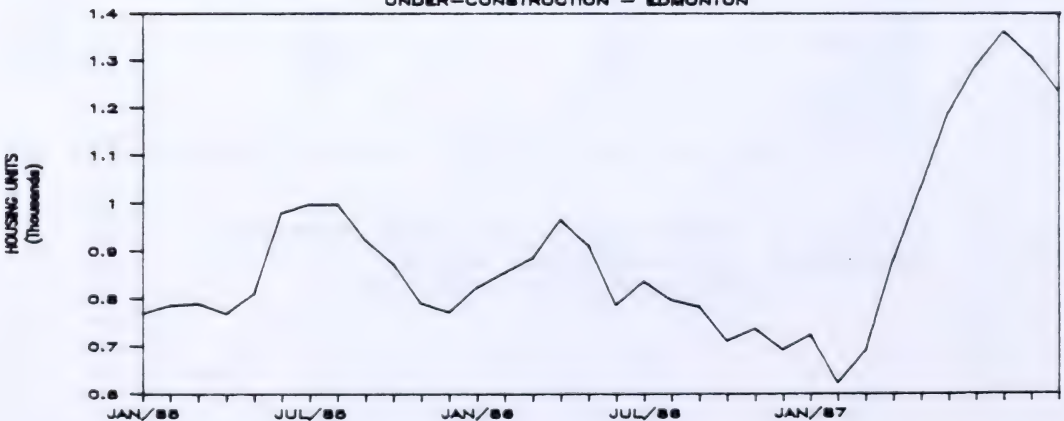


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
----- 1987 -----			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8 NEWLY COMPLETED & UNOCCUPIED -- EDMONTON

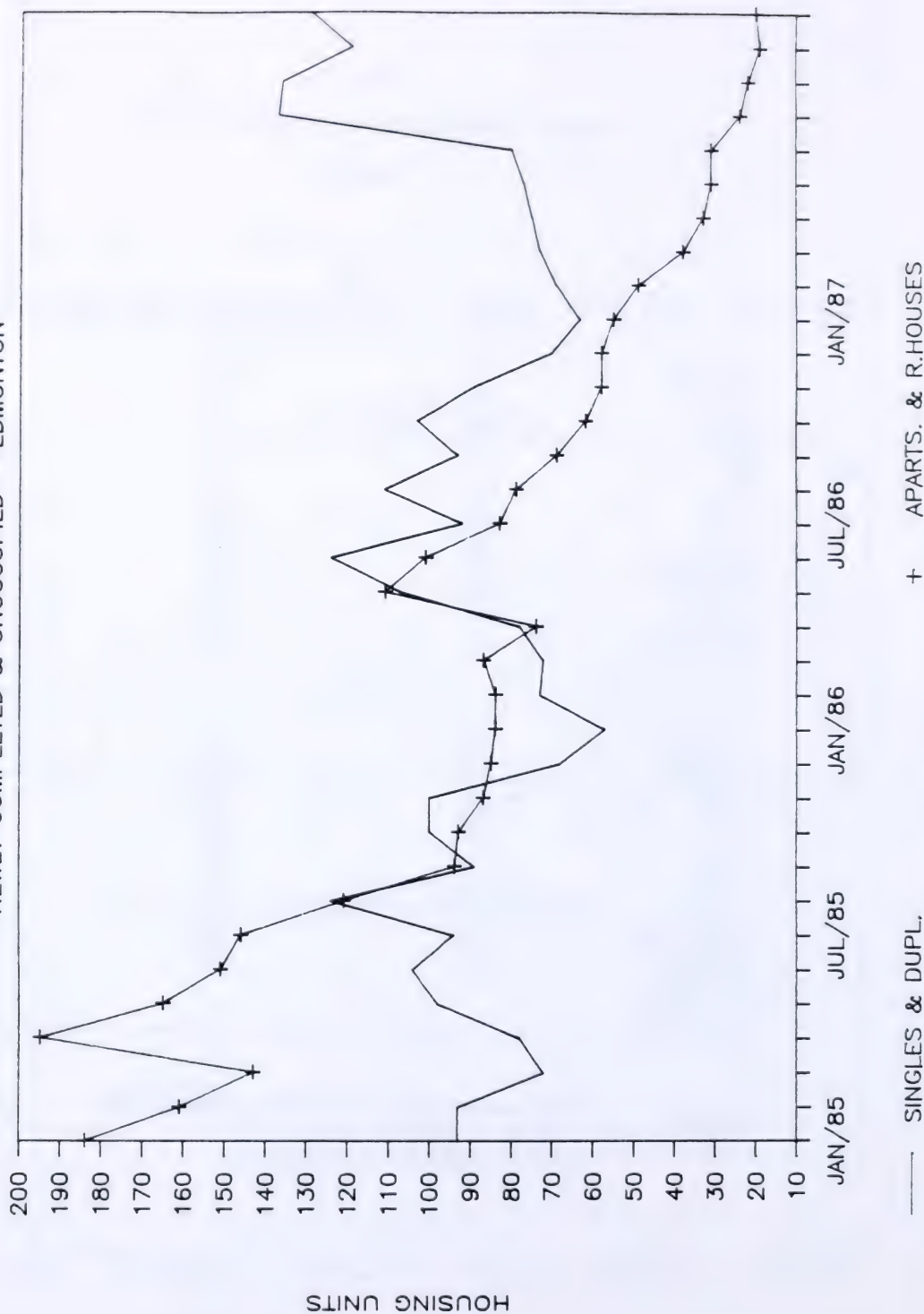


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED & UNOCCUPIED - CALGARY

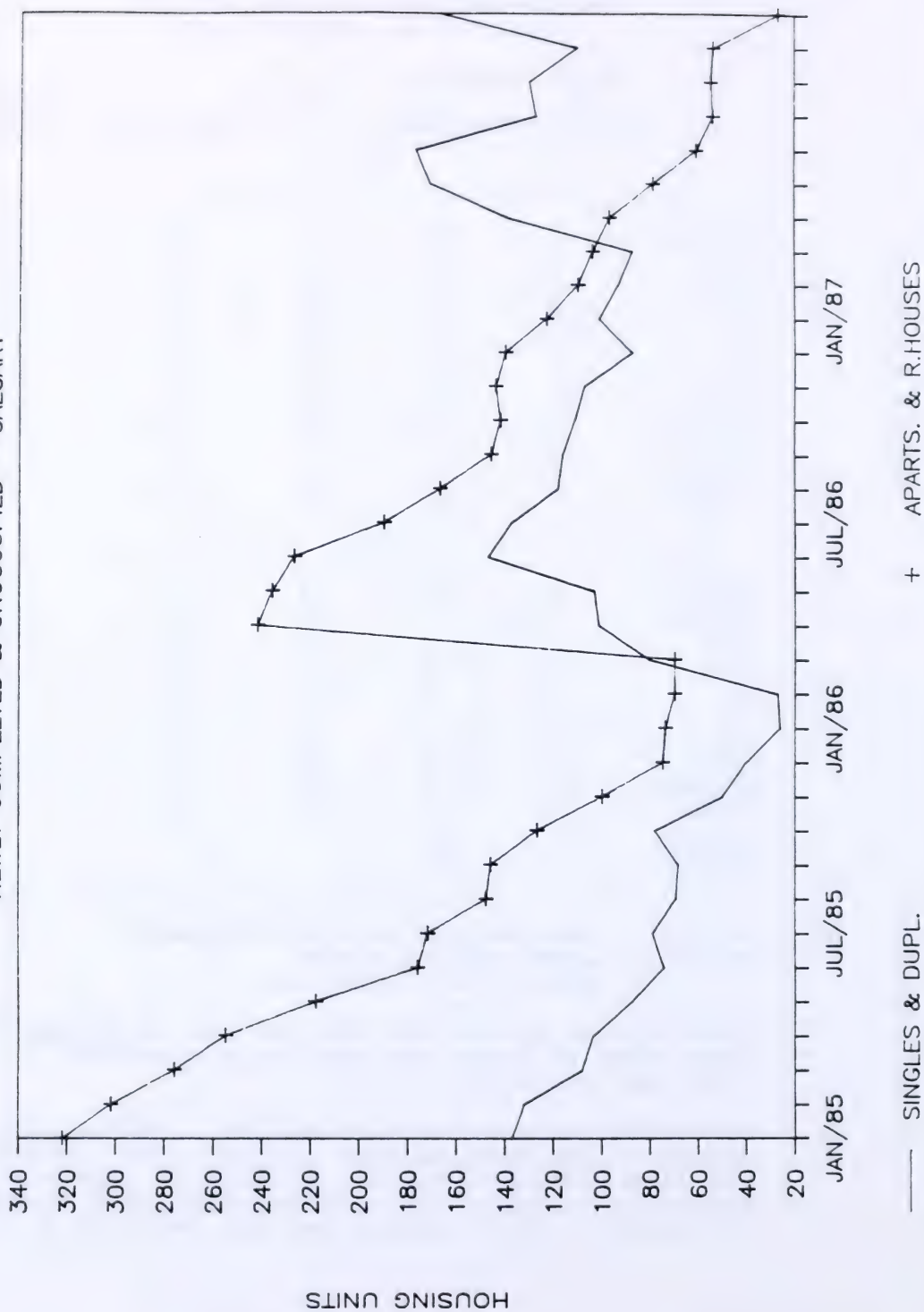


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	457	69
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

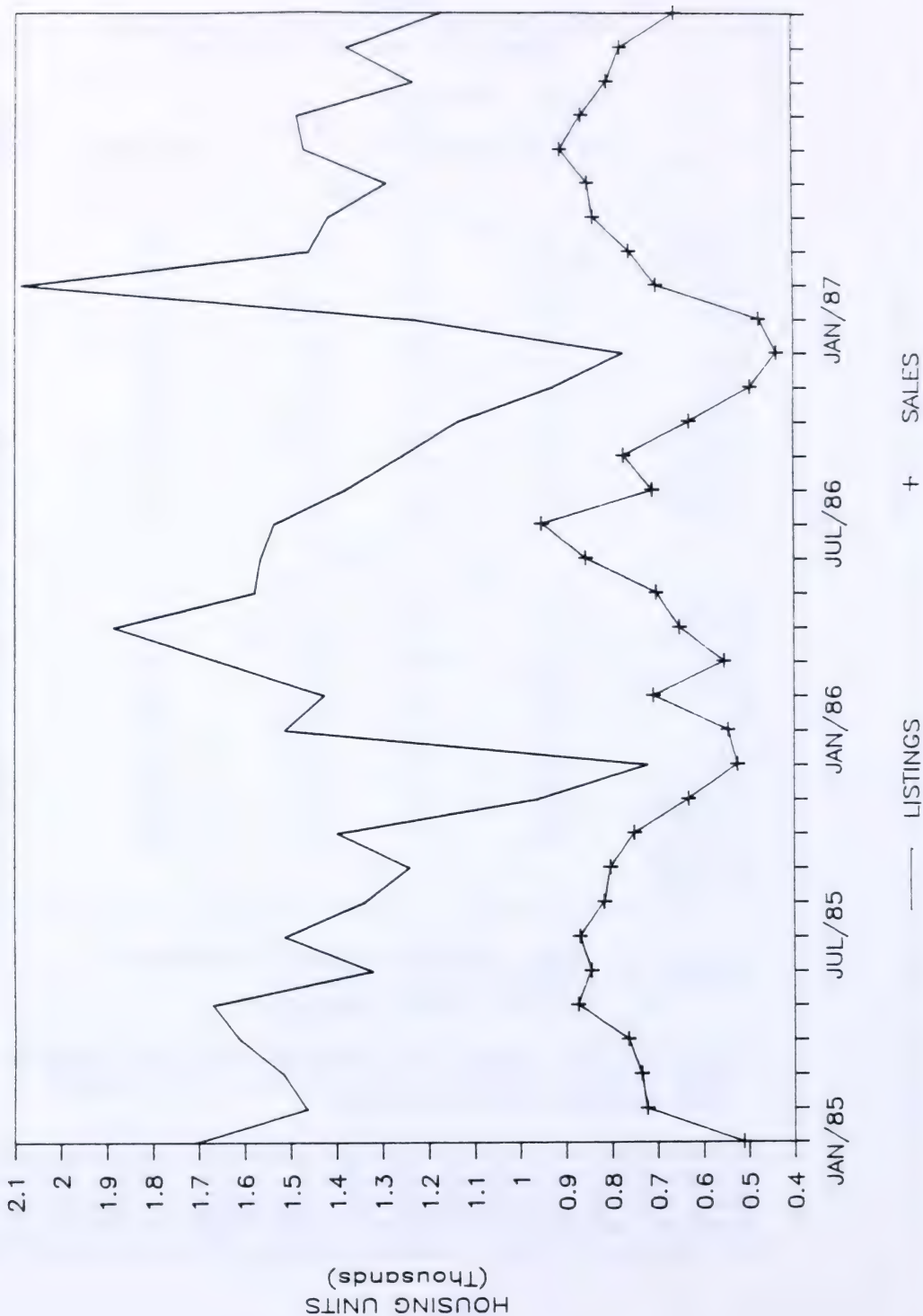


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				
1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302
1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11
CALGARY LISTINGS AND SALES

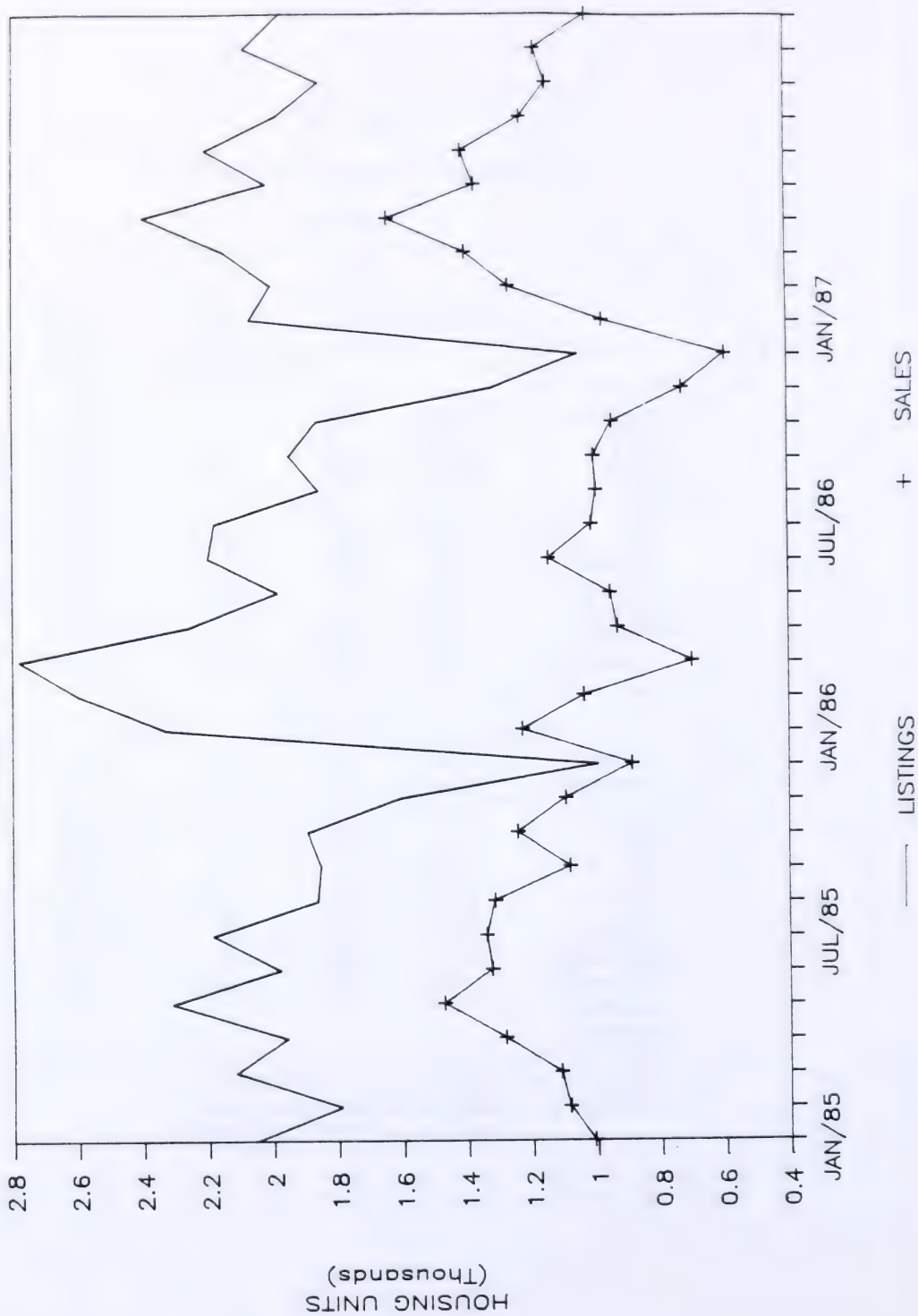


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				

1986				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220

1987				

JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

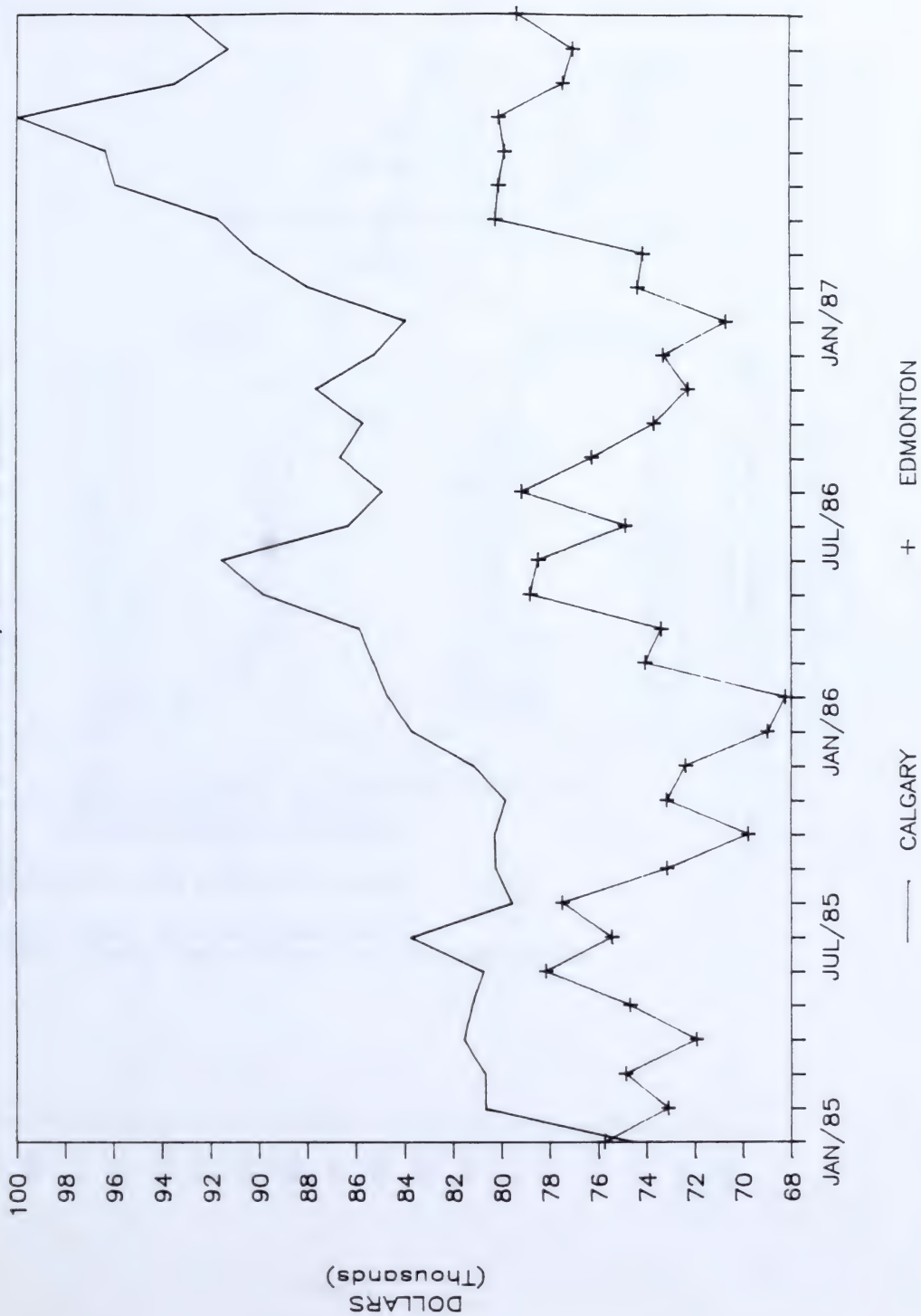


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

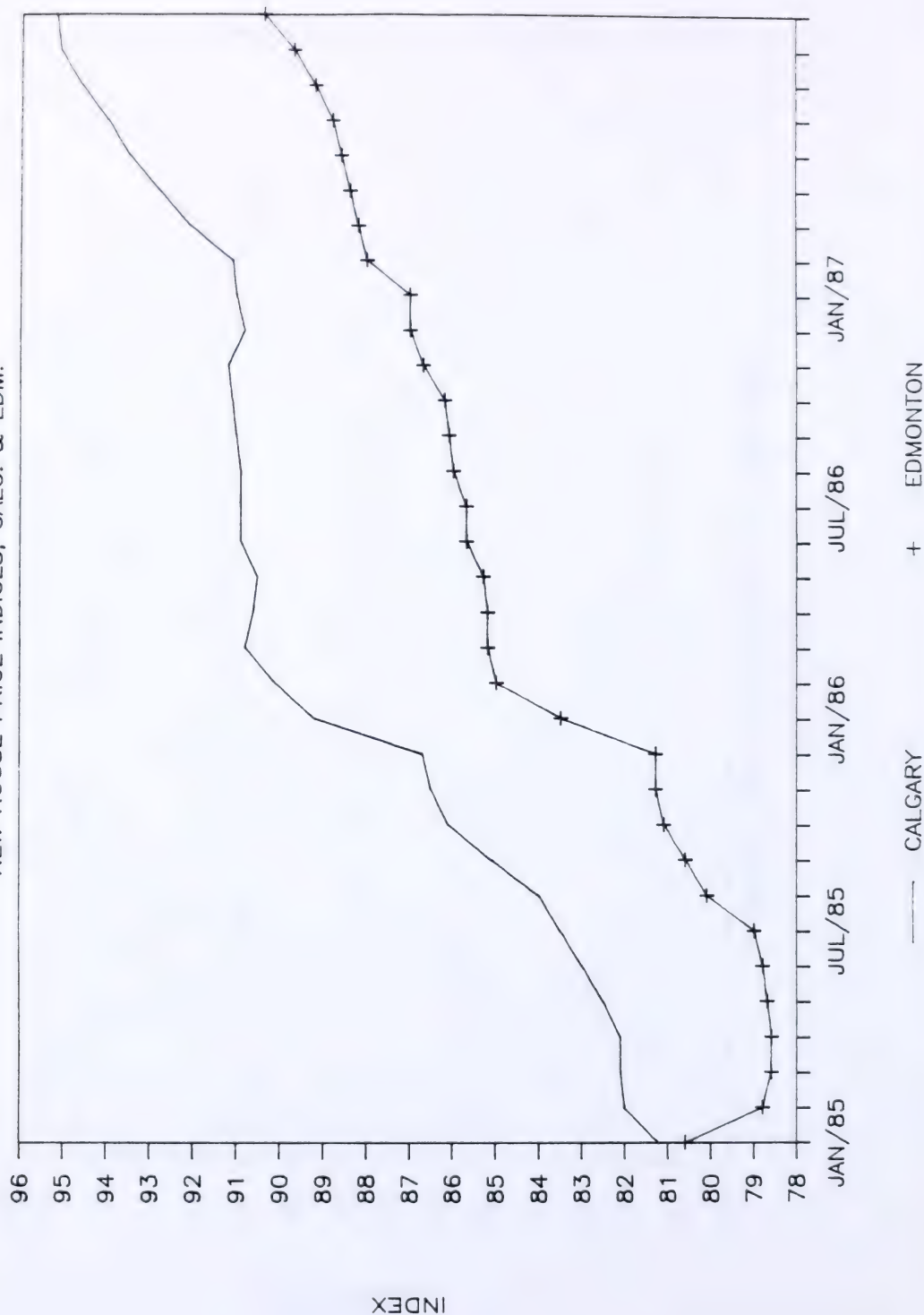


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9	94.0	JUNE	85.7	88.8
JULY	90.9	94.6	JULY	85.7	89.2
AUGUST	90.9	95.1	AUGUST	86.0	89.7
SEPTEMBER	91.0	95.2	SEPTEMBER	86.1	90.4
OCTOBER	91.1		OCTOBER	86.2	
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

Alberta

CANADIANA

DEC 30 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

NOVEMBER 1987

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

NOVEMBER 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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D. Multiple Listings Service (M.L.S.)

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* * * *

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* * * *

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Highlights

Urban Alberta

- ° Housing starts in November reached 906 units, up 60% in comparison with 567 units a year ago.
- ° Total starts to date also rose by 35% over the previous year. Single family starts jumped by 36% while multiples increased by 25%.
- ° Housing under construction in November were up 3% from October to 3,570 units; this represents a 100% increase compared to the same period last year.

Calgary

- ° Calgary's starts increased again to 374 units last month, up 31% in comparison to November 1986. Multiples accounted for 28% (104 units) of the total.
- ° Total starts for the year also increased 31% to 3,194 units from 2,239 a year ago. Both singles and multiples were up 47% and 11% respectively.
- ° Housing under construction increased sharply to 1,883 units in November, a jump of 161% compared to the same period 1986. However, newly completed and unoccupied units dropped to 178 with the rate of absorption also dropping to 49% compared to 69% in October.
- ° Resale housing market activities fell again last month with only 855 units sold, so far the lowest level for this year. But the November sales figure was still 17% ahead of last year's.

- ° The average selling price for the month of November also decreased to \$91,880 from \$93,004 the month before. However, the new housing price index jumped sharply to 97.1 in September, up 2% in one month and up 7% over last year.

Edmonton

- ° Edmonton's housing starts rose 26% from the previous month to 368 units and 91% from November 1986.
- ° Total starts to date also showed a 36% increase to 3,309 units compared to 2,431 in 1986. Both single and multiple family starts showed similar percentage increases.
- ° Housing under construction in November increased to 1,268 units, 72% ahead of last year's level (736). Inventory of newly completed and unoccupied housing declined marginally to 143 units with no change in the rate of absorption.
- ° In the resale market, the number of houses sold during the month fell to 586 units, but still 18% above last year's level. Total sales to date are 9% higher than in 1986.
- ° The average selling price dropped from \$79,356 to \$76,188 in November. However, the new housing price index still showed an increase to 90.7 in October, a 5% increase from October 1986.

TABLE 1

NOV-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	270	4	100	0	374	31
CAMROSE	1	0	0	0	1	-50
EDMONTON M.A.	314	14	40	0	368	91
FORT MCMURRAY	0	0	0	0	0	*
GRANDE PRAIRIE	16	0	0	0	16	33
LEDUC **						
LETHBRIDGE	22	0	0	0	22	-15
LLOYDMINSTER (ALTA. PART)	4	0	0	0	4	300
MEDICINE HAT	34	0	18	24	76	217
RED DEER	20	0	3	0	23	15
SPRUCE GROVE **						
WETASKIWIN	6	0	0	0	6	*
OTHER CENTRES ***	16	0	0	0	16	*
TOTAL	703	18	161	24	906	60

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

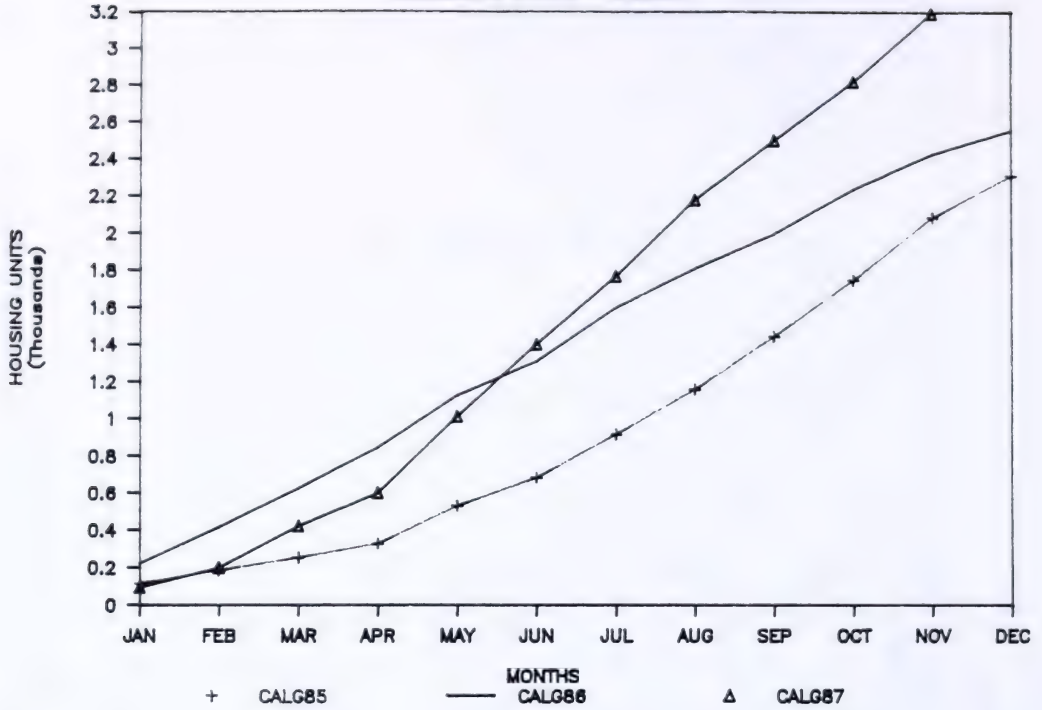


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

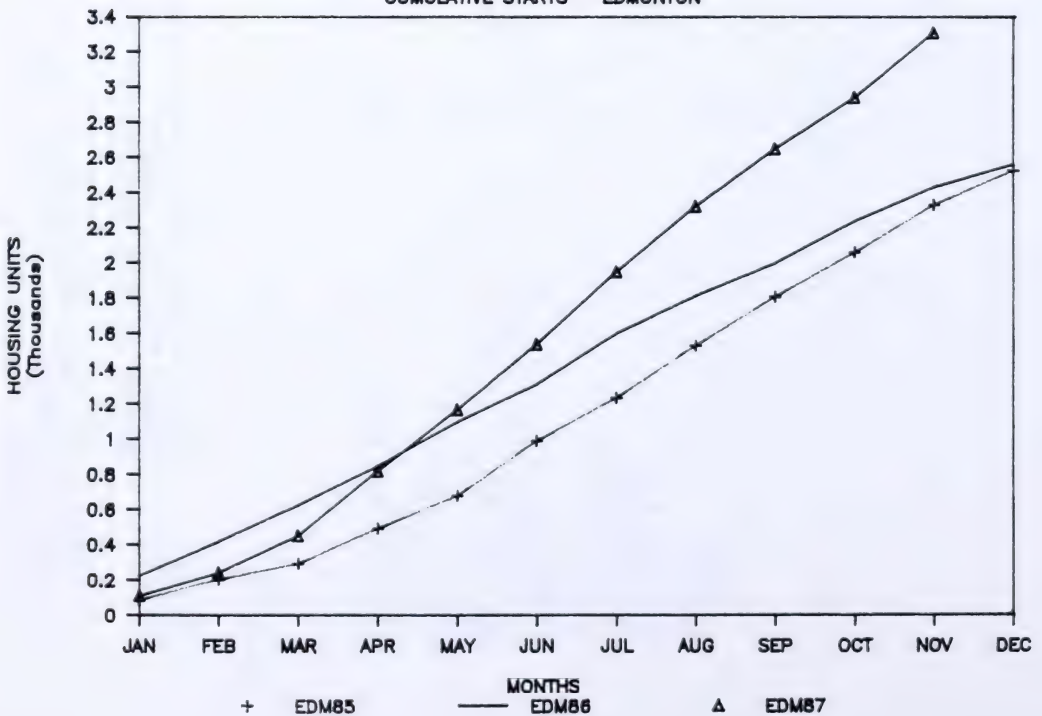


TABLE 2

NOV-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987
CALGARY	1990	2917	56	44	28	145	165	88	2239	3194
CAMROSE	26	39	0	0	0	0	0	0	26	39
EDMONTON M.A.	2225	3032	105	96	90	105	11	76	2431	3309
FORT MCMURRAY	20	13	2	0	0	0	12	0	34	13
GRANDE PRAIRIE	161	141	0	10	0	0	0	0	161	151
LEDUC **	19		0		5		0		24	
LETHBRIDGE	169	180	6	10	10	32	11	0	196	222
LLOYDMINSTER(ALTA. PART)	55	46	2	0	0	0	14	0	71	46
MEDICINE HAT	126	169	8	8	42	25	0	28	176	230
RED DEER	212	236	10	8	119	147	8	58	349	449
SPRUCE GROVE **	42		0		0		0		42	
WETASKWIN	0	46	0	0	0	0	0	0	0	46
OTHER CENTRES ***	0	61	0	0	0	0	0	0	0	61
TOTAL	5045	6880	189	176	294	454	221	250	5749	7760
PERCENT CHANGE BY TYPE	36		-7		54		13		35	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

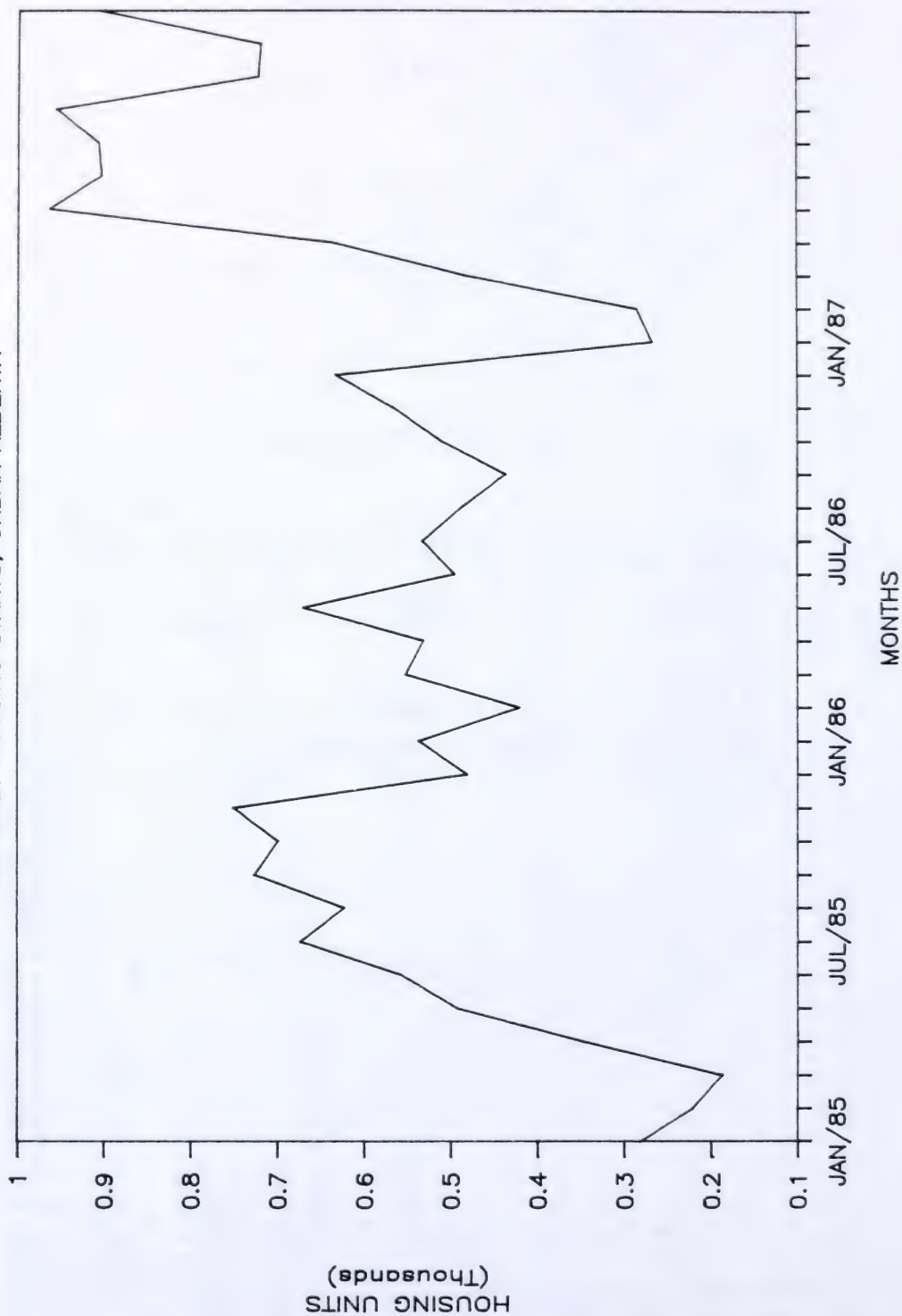


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	639	20
MAY	671	964	44
JUNE	496	904	82
JULY	534	908	70
AUGUST	489	957	96
SEPTEMBER	437	723	65
OCTOBER	511	720	41
NOVEMBER	567	906	60
DECEMBER	634		
TOTAL	6383	7760	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

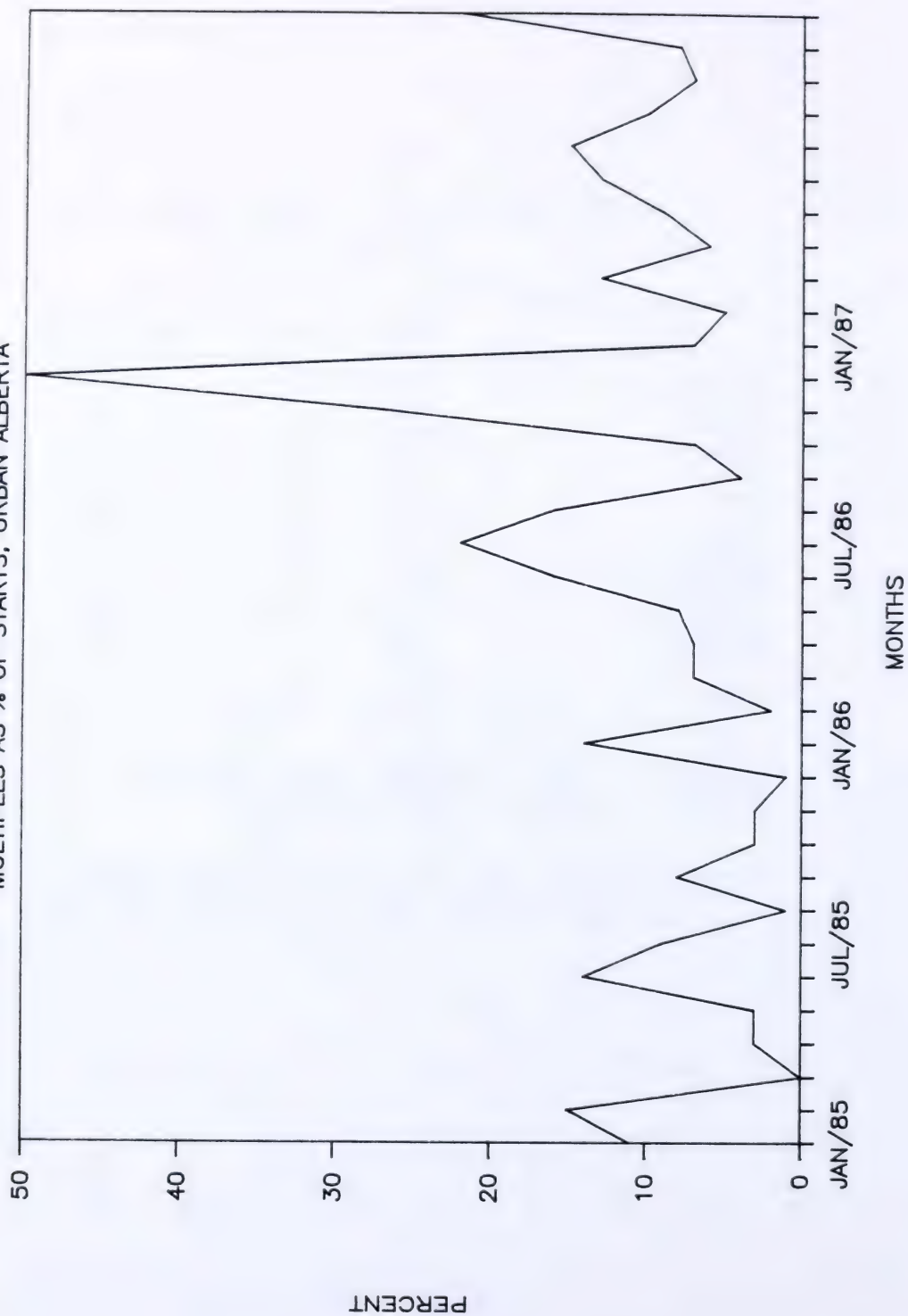


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	904	785	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	906	703	203	22
DECEMBER				
TOTAL	7760	6880	880	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

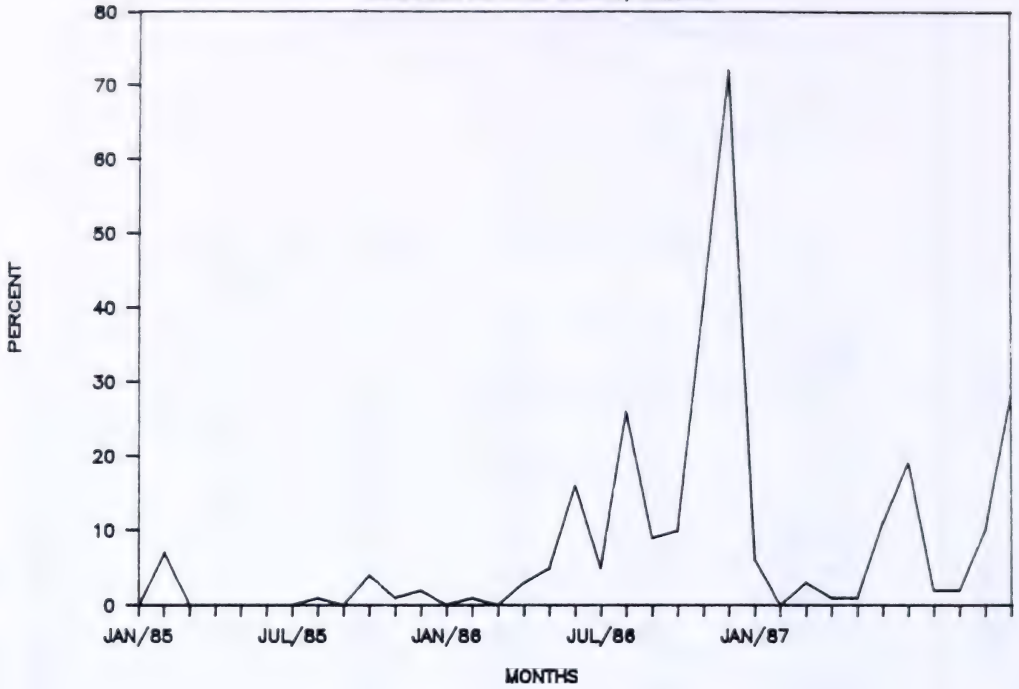


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

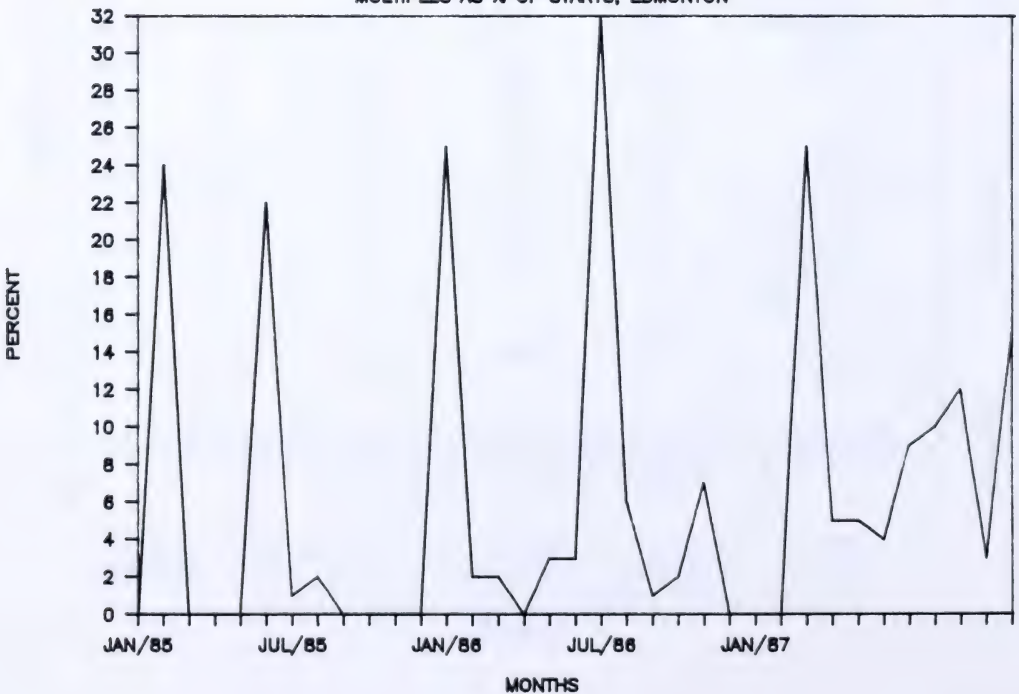


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986						EDMONTON (METRO)					
CALGARY			1986			EDMONTON (METRO)					
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	
JANUARY	225	225	0	0	JANUARY	225	168	57	25		
FEBRUARY	177	175	2	1	FEBRUARY	195	191	4	2		
MARCH	251	251	0	0	MARCH	207	203	4	2		
APRIL	196	190	6	3	APRIL	222	221	1	0		
MAY	278	263	15	5	MAY	252	244	8	3		
JUNE	159	134	25	16	JUNE	212	206	6	3		
JULY	146	138	8	5	JULY	288	195	93	32		
AUGUST	176	130	46	26	AUGUST	213	200	13	6		
SEPTEMBER	169	153	16	9	SEPTEMBER	186	184	2	1		
OCTOBER	176	159	17	10	OCTOBER	238	234	4	2		
NOVEMBER	286	172	114	40	NOVEMBER	193	179	14	7		
DECEMBER	440	122	318	72	DECEMBER	130	130	0	0		
TOTAL	2679	2112	567	21	TOTAL	2561	2355	206	8		
1987						EDMONTON (METRO)					
CALGARY			1987			EDMONTON (METRO)					
JANUARY	97	91	6	6	JANUARY	113	113	0	0		
FEBRUARY	104	104	0	0	FEBRUARY	130	130	0	0		
MARCH	223	217	6	3	MARCH	210	158	52	25		
APRIL	182	180	2	1	APRIL	366	349	17	5		
MAY	408	404	4	1	MAY	350	334	16	5		
JUNE	389	348	41	11	JUNE	371	355	16	4		
JULY	367	299	68	19	JULY	410	374	36	9		
AUGUST	413	405	8	2	AUGUST	372	334	38	10		
SEPTEMBER	317	311	6	2	SEPTEMBER	327	289	38	12		
OCTOBER	320	288	32	10	OCTOBER	292	282	10	3		
NOVEMBER	374	270	104	28	NOVEMBER	368	314	54	15		
DECEMBER					DECEMBER						
TOTAL	3194	2917	277		TOTAL	3309	3032	277			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

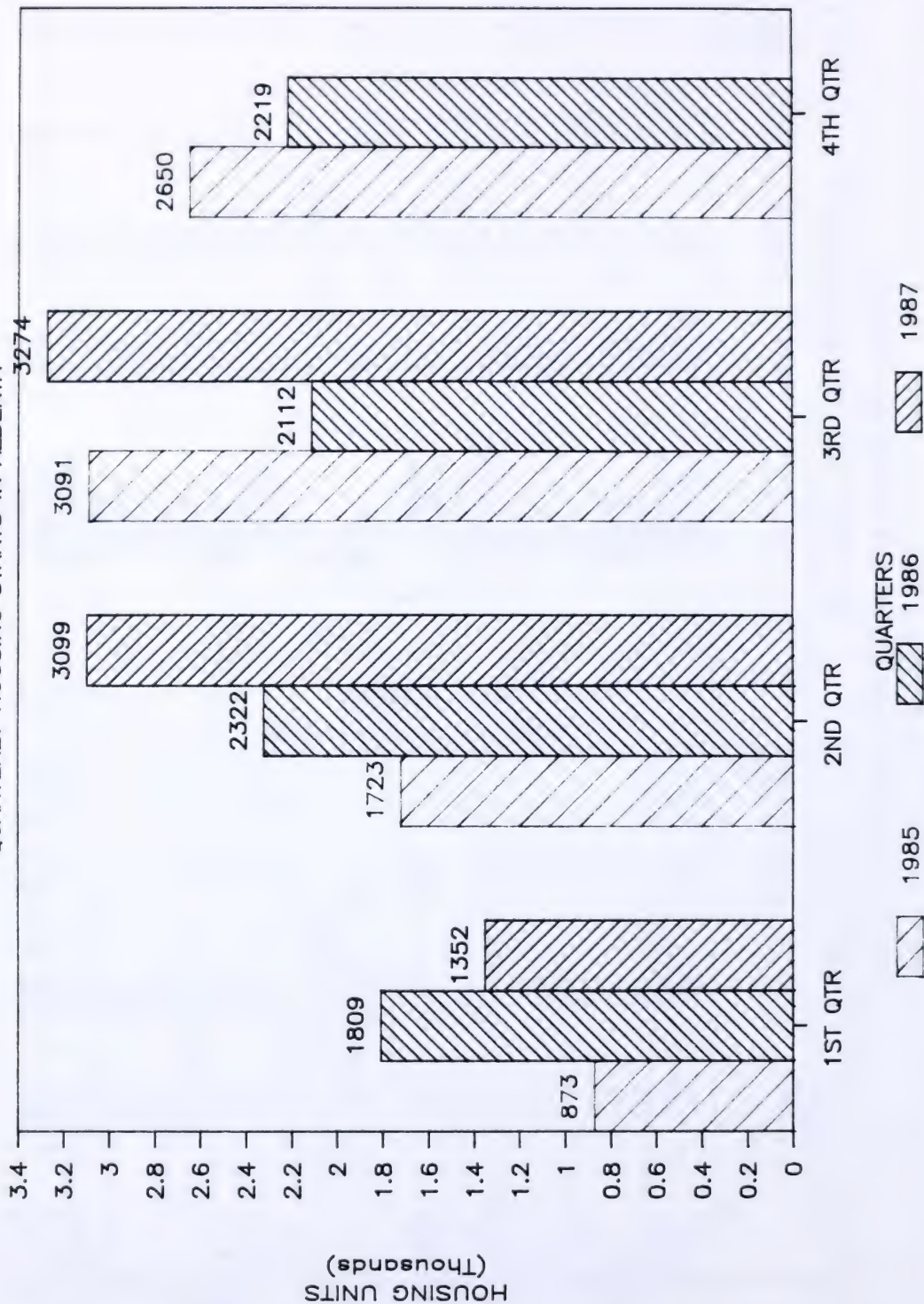


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987	
	1986	1987
	PERCENT CHANGE	
FIRST QUARTER	1809	1352
SECOND QUARTER	2322	3099
THIRD QUARTER	2112	3274
FOURTH QUARTER	2219	---
TOTAL	8462	7725

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

NOV-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	152	2	0	0	154	-37
CAMROSE	3	0	0	0	3	0
EDMONTON M.A.	288	8	39	0	335	99
FORT MCMURRAY	6	0	0	0	6	*
GRANDE PRAIRIE	13	0	0	0	13	18
LEDUC **						
LETHBRIDGE	22	0	0	0	22	100
LLOYDMINSTER(ALTA. PART)	12	0	0	0	12	500
MEDICINE HAT	23	0	0	4	27	800
RED DEER	27	2	49	48	126	306
SPRUCE GROVE **						
WETASKIWIN	5	0	0	0	5	*
OTHER CENTRES ***	22	0	0	0	22	*
TOTAL	573	12	88	52	725	48

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

NOV-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1277	22	232	352	1883	161
CAMROSE	14	0	0	0	14	56
EDMONTON M.A.	1097	62	44	65	1268	72
FORT MCMURRAY	3	0	0	0	3	-57
GRANDE PRAIRIE	54	10	0	0	64	88
LEDUC **						
LETHBRIDGE	56	4	32	0	92	7
LLOYDMINSTER (ALTA. PART)	16	0	0	0	16	45
MEDICINE HAT	50	2	25	24	101	12
RED DEER	54	4	21	10	89	9
SPRUCE GROVE **						
WETASKIWIN	19	0	0	0	19	*
OTHER CENTRES ***	21	0	0	0	21	*
TOTAL	2661	104	354	451	3570	100

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

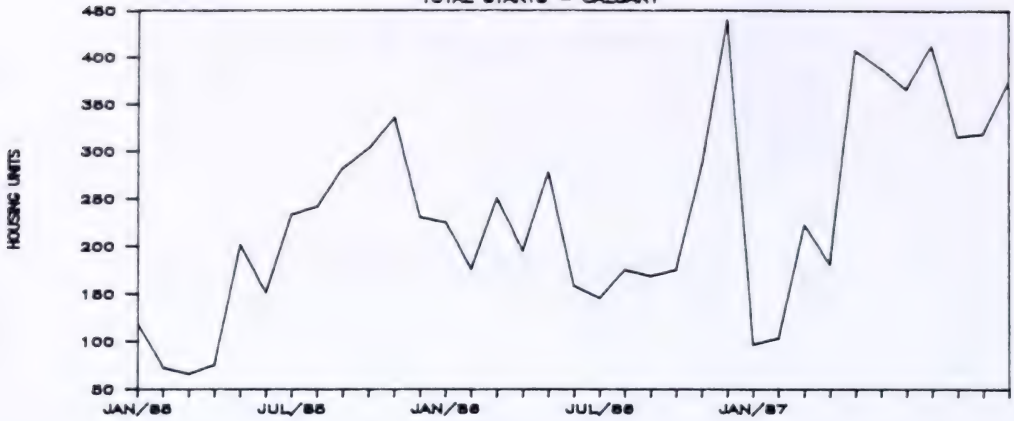


FIGURE 6B
COMPLETIONS - CALGARY

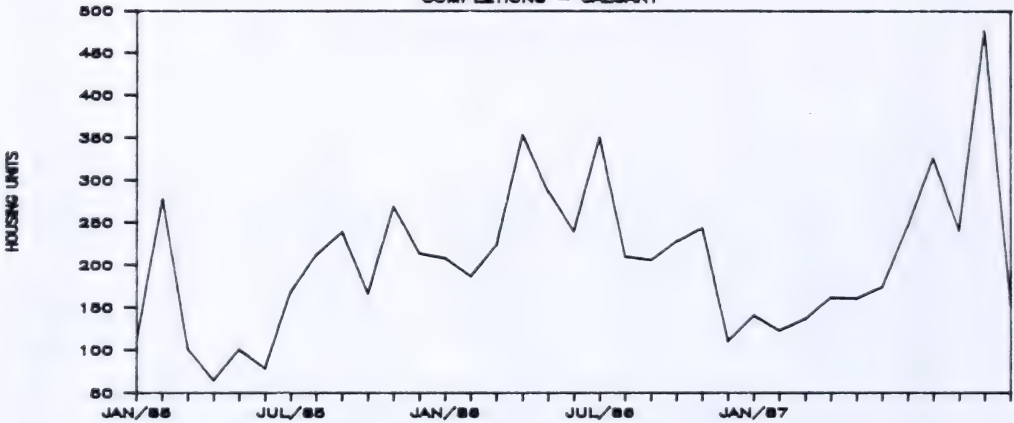


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

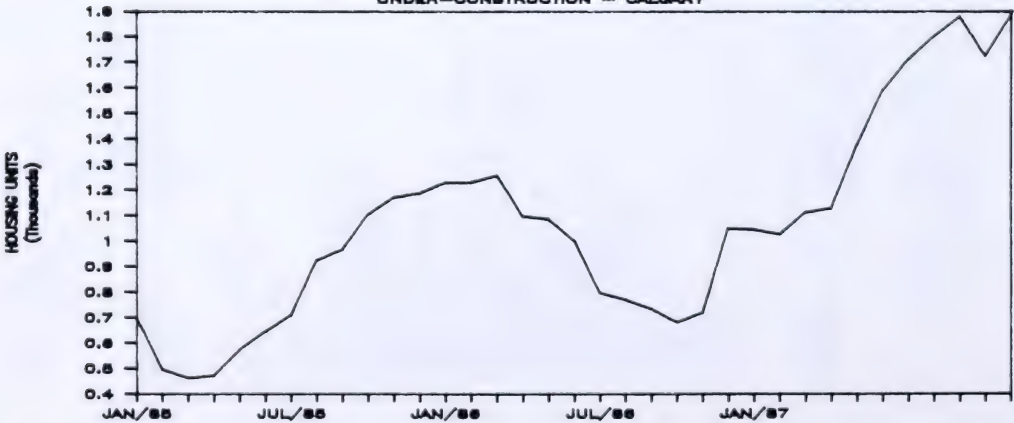


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
1987			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	374	154	1883
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

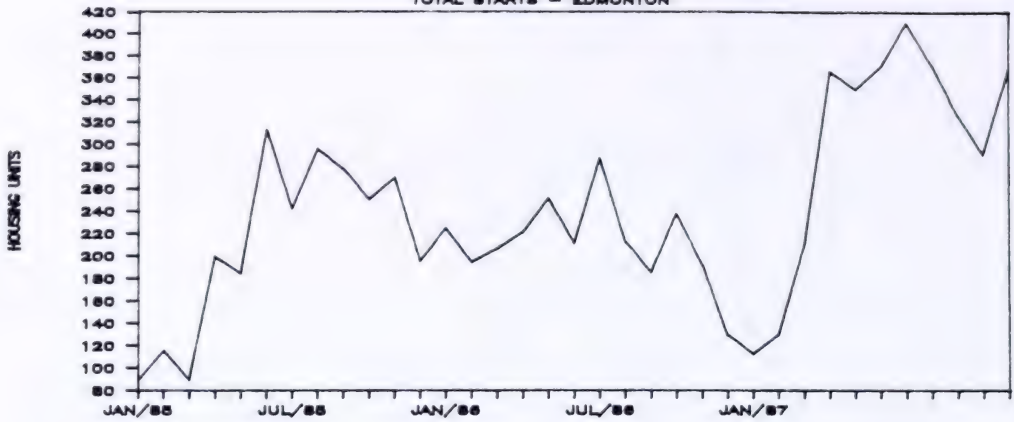


FIGURE 7B
COMPLETIONS - EDMONTON

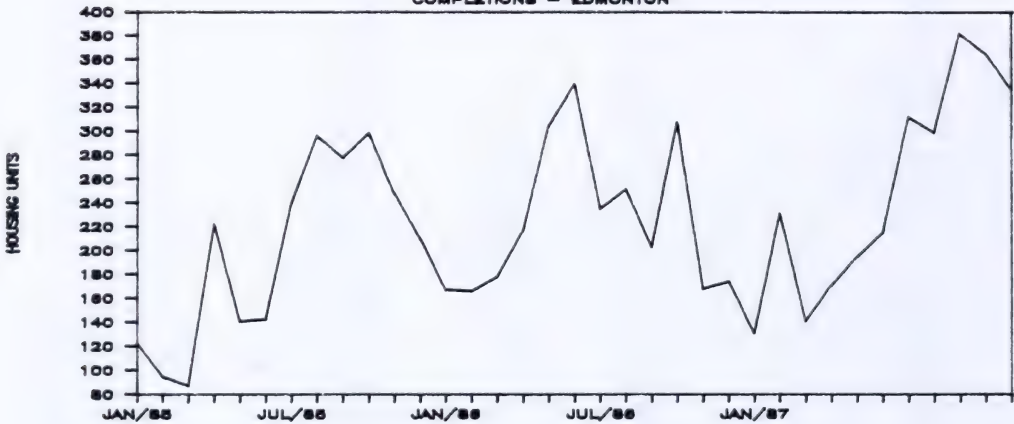


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

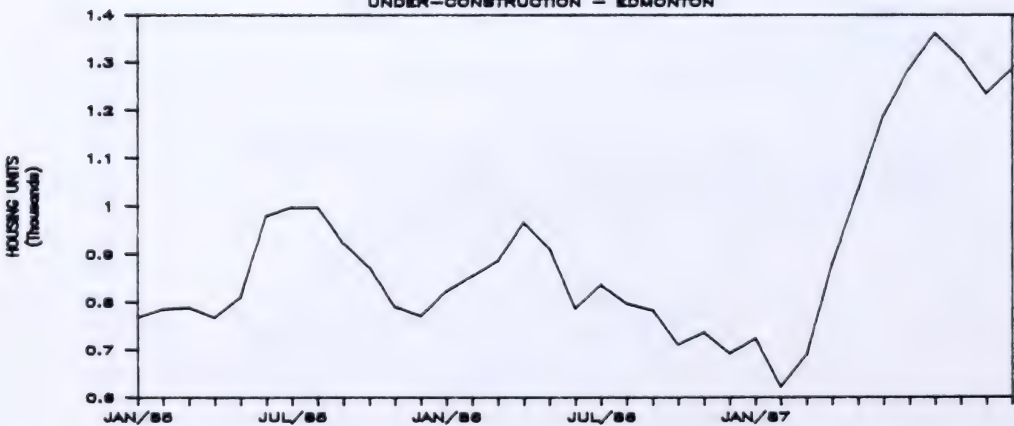


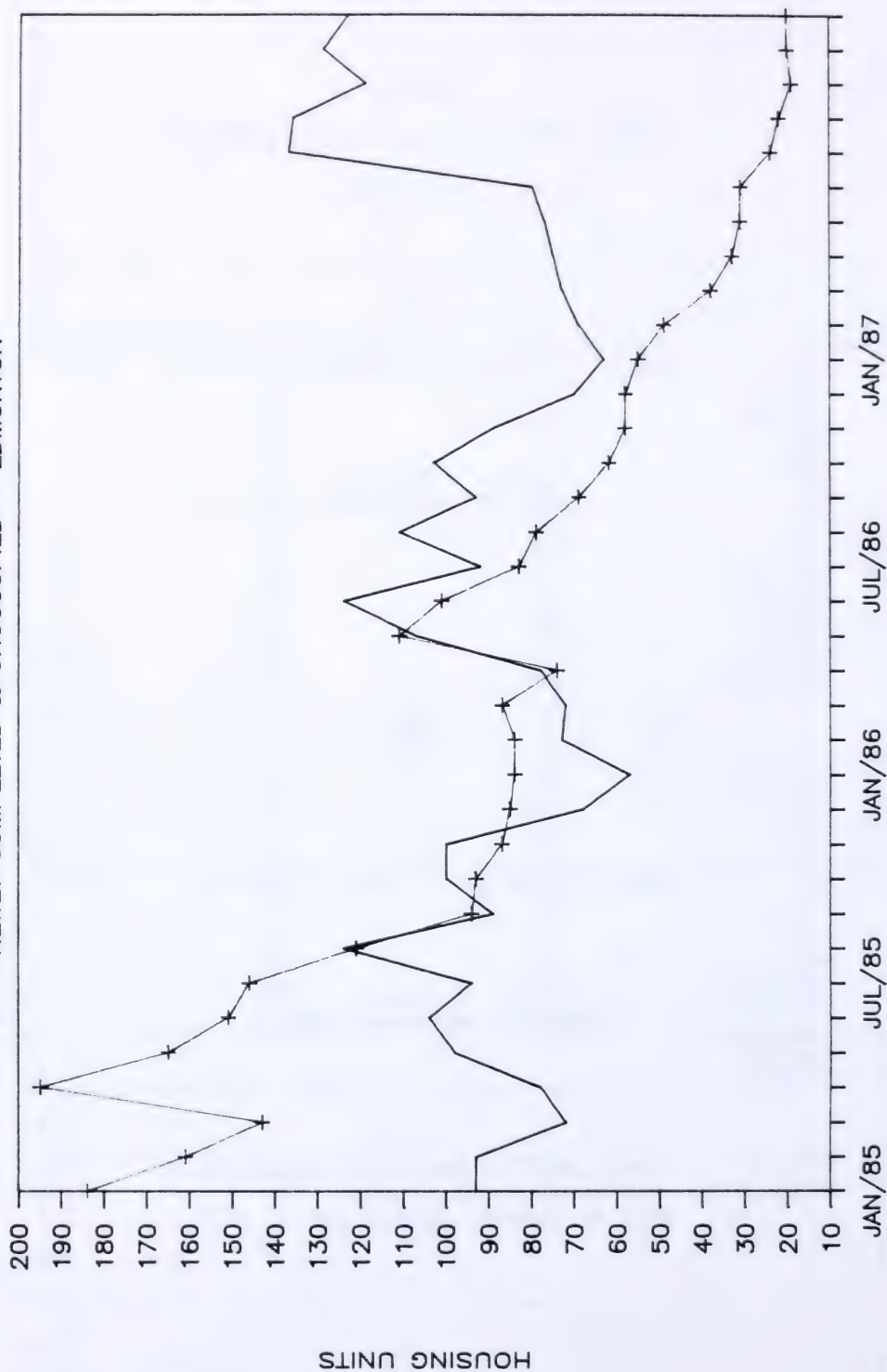
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
1987			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



+ APARTS. & R.HOUSES

— SINGLES & DUPL.

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED — CALGARY

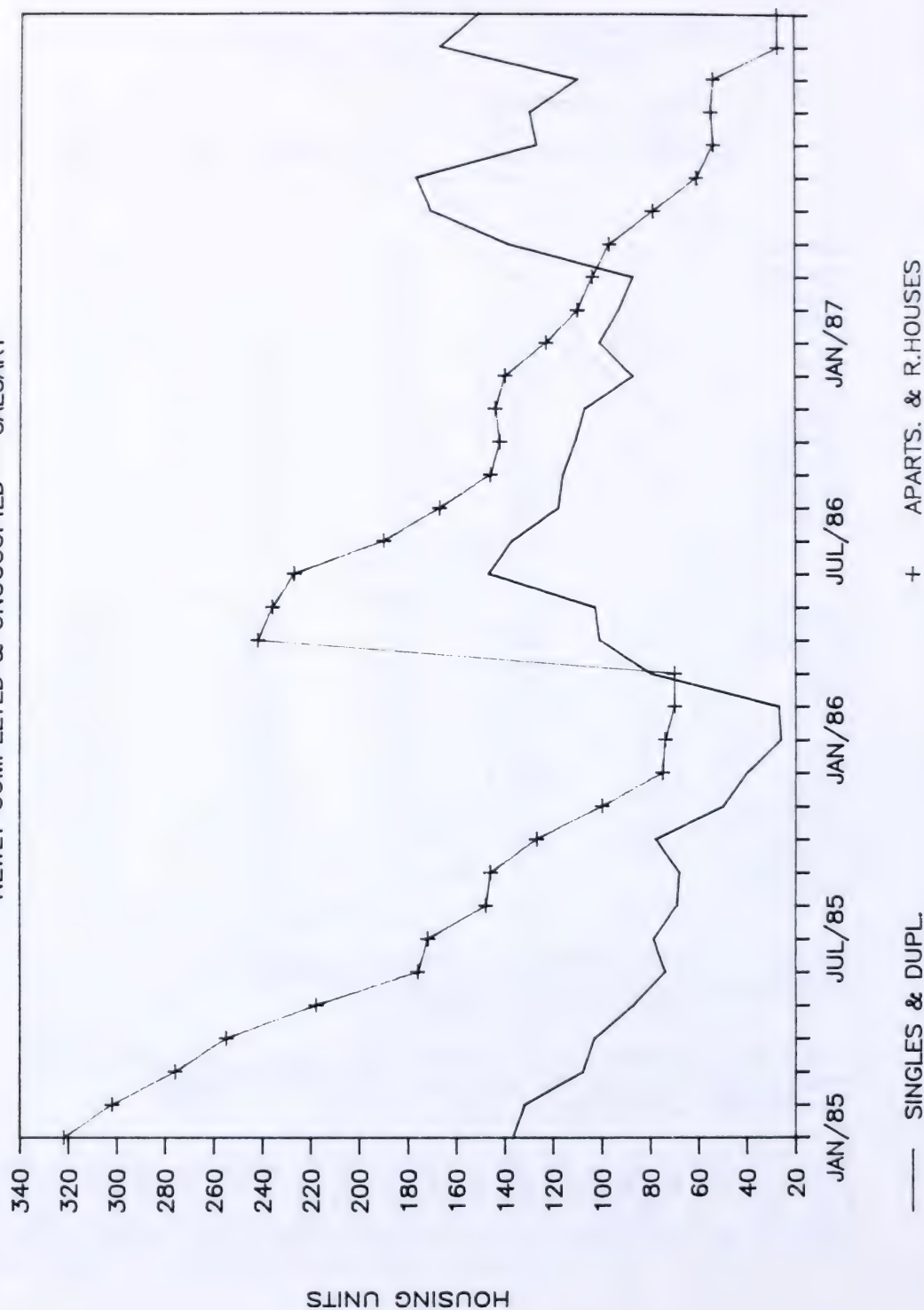


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	154	49
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

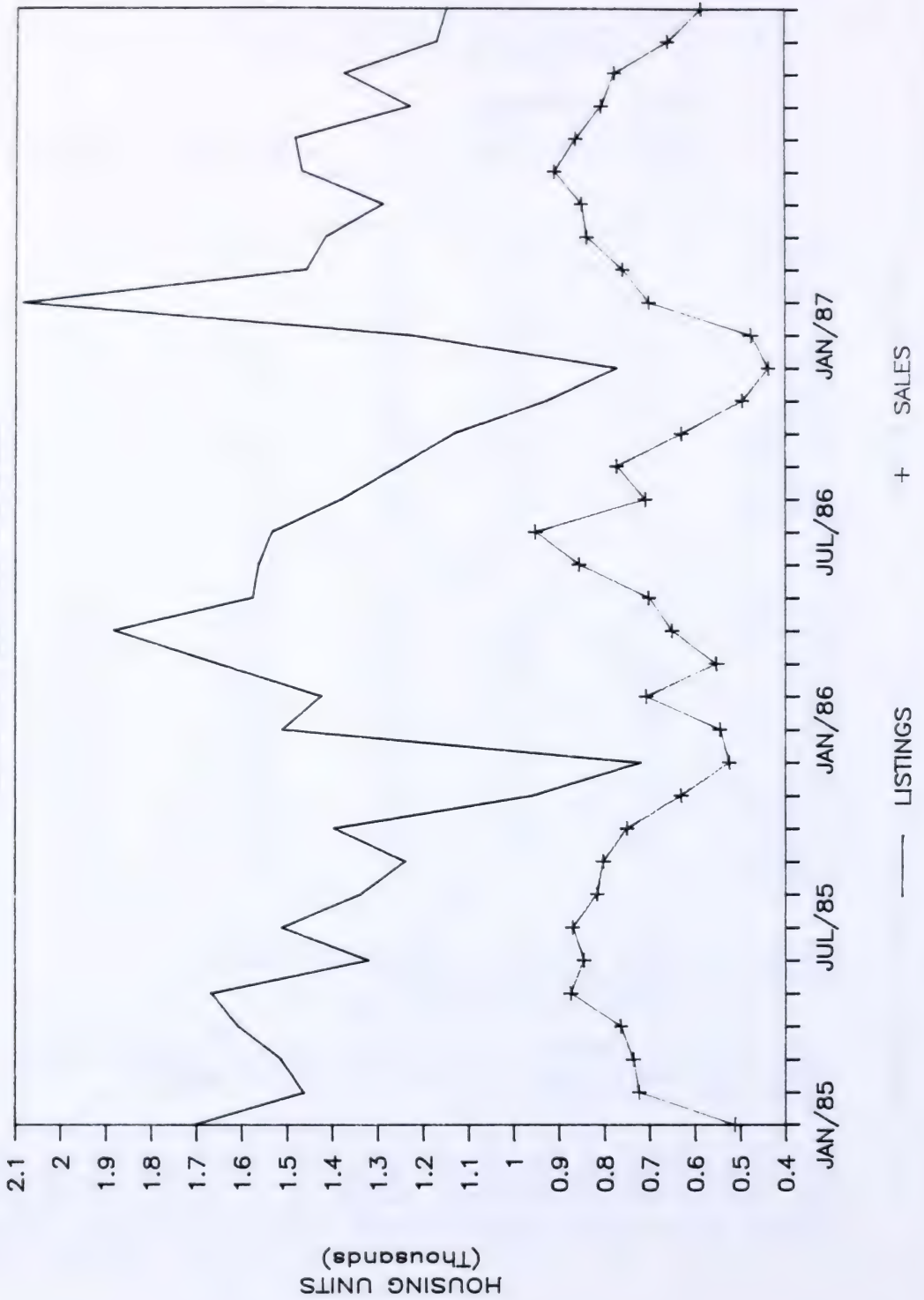


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302
1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

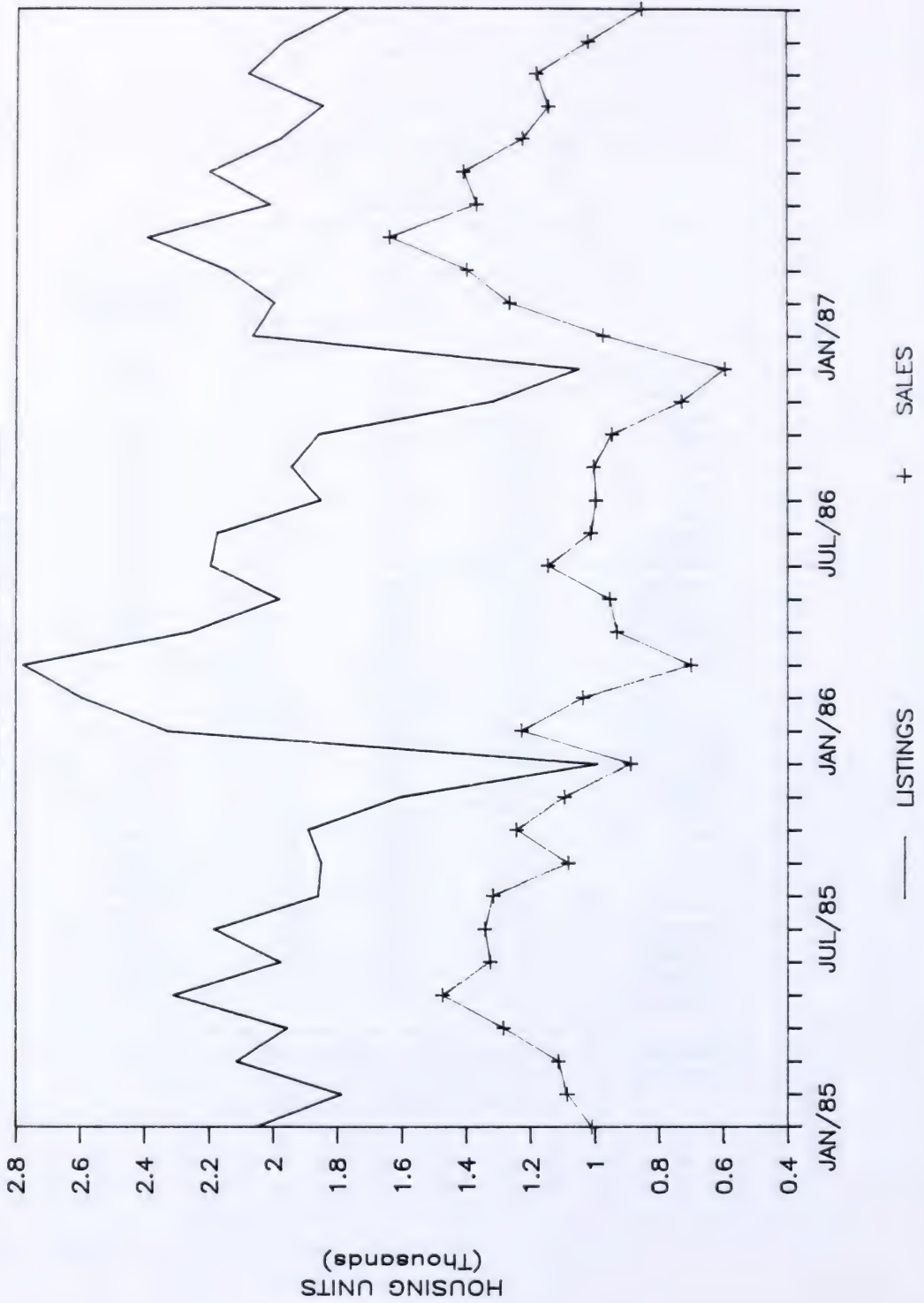


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

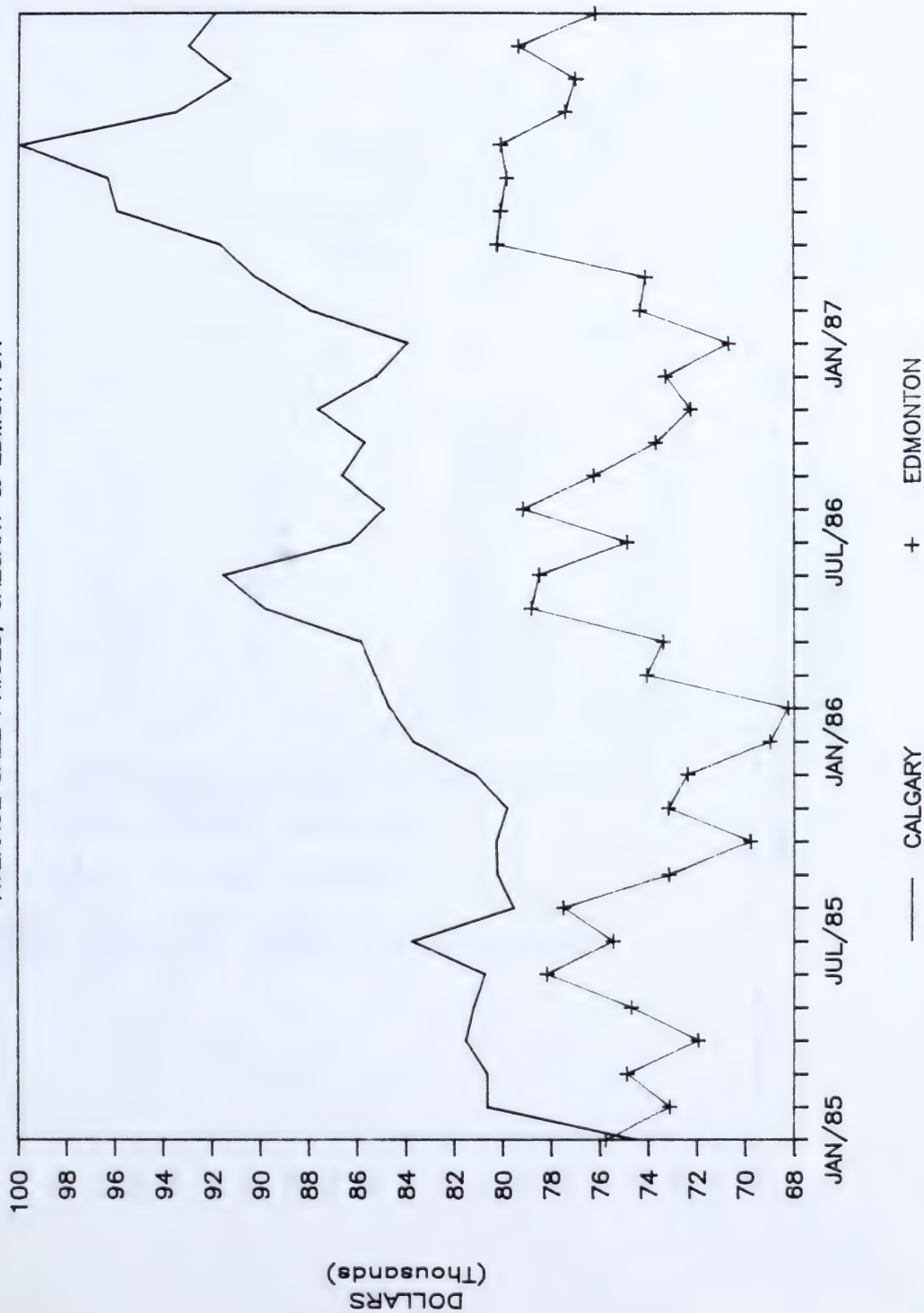


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

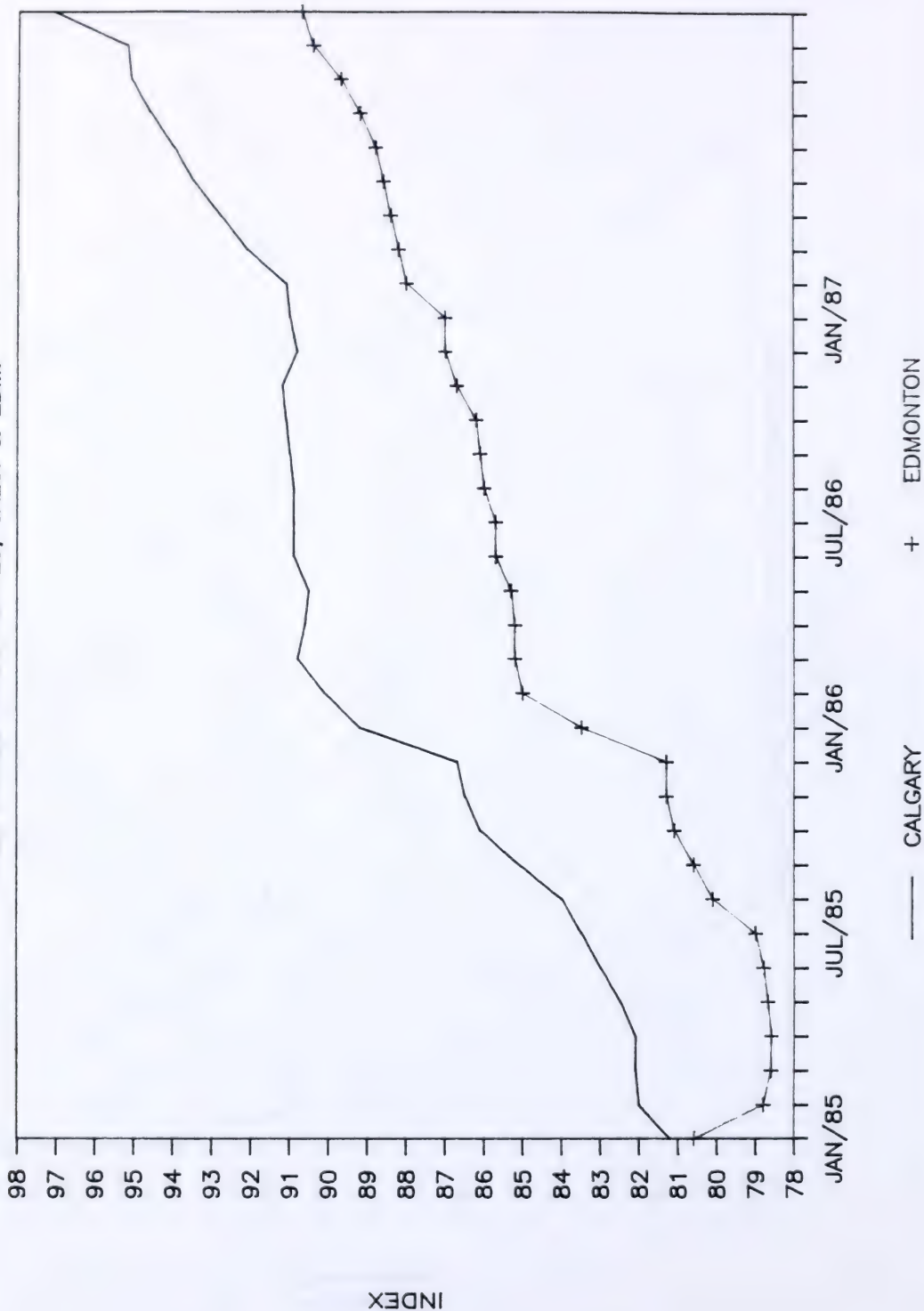


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9	94.0	JUNE	85.7	88.8
JULY	90.9	94.6	JULY	85.7	89.2
AUGUST	90.9	95.1	AUGUST	86.0	89.7
SEPTEMBER	91.0	95.2	SEPTEMBER	86.1	90.4
OCTOBER	91.1	97.1	OCTOBER	86.2	90.7
NOVEMBER	91.2		NOVEMBER	86.7	
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1987



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

DECEMBER 1987

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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* * * *

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Highlights

Alberta

- ° In the fourth quarter, preliminary figures from CMHC show housing starts increased by 21% to 2,675 units from 2,219 for 1986. Total starts for 1987 jumped by 23% to 10,400 units over 8,462 for 1986, the third time a year-to-year increase has been recorded since 1981.

Urban Alberta

- ° For the first time in eight months, housing starts in December dropped 3% to 613 units compared to 634 in 1986.
- ° Total starts for the year 1987 rose by 32% to 8,403 units from 6,383 for 1986. Single family units were up 38%, however, multiples were down 2% from last year.
- ° Ft. McMurray and Lloydminster were the only two centres recorded a decrease in housing starts in 1987.
- ° Units under construction in December fell 3% from the month before to 3,543 units, but still 73% higher than 1986 levels (2,048).

Calgary

- ° Calgary's housing starts experienced a seasonal decrease over the previous month to 221 units in December, but this represented a 50% decline from 440 in 1986.
- ° Total starts for the year, however, increased to 3,445 units from 2,679 for 1986, up 29%. Singles jumped 49% while multiples dropped 46%.

- ° Housing under construction also increased to 1,949 units, 86% greater than 1986 levels (1,050). However, inventory of newly completed and unoccupied housing dwindled to only 140 units, the lowest level for the year.
- ° In the resale market, the number of houses sold for December rose 15% over the same period last year. Total sales for the year reached 14,702 units, up 25% from 1986.
- ° The average selling price for December was \$92,585, \$705 higher than for November, and \$7,400 higher than the December 1986 average price. The new housing price index also showed a slight increase to 97.2 in November, up 7% from November 1986.

Edmonton

- ° Edmonton's starts increased sharply last month to 299 units, a jump of 130% over December 1986.
- ° Total starts for 1987 also increased 41% to 3,608 units from the 1986 figure of 2,561. Single family housing accounted for 90% of the 1987 starts.
- ° Housing under construction in December dropped to 1,172 units, down 8% from 1,268 the month before, but still 69% ahead of last year. Inventory of newly completed and unoccupied units remained almost unchanged at 144 units while the rate of absorption remained at a very high level of 73%.
- ° Resale housing market activity last month, although lowest for the year (453 units), was up 3% in comparison to December 1986. Total sales for 1987 was 8% ahead of last year.
- ° However, December's average selling price of \$73,118 was a decrease from both the December 1986 and November 1987 average price. The new housing price index continued to show an upward trend to 90.8 in November, up 5% over last year.

TABLE 1

DEC-87

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SENIOS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	194	24	3	0	221	-50
CAMROS	2	0	0	0	2	-60
EDMONTON N.A.	233	42	24	0	299	130
FORT McMURRAY	1	0	0	0	1	*
GRANDE PRAIRIE	5	0	0	0	5	-50
LEDUC **						
LETHBRIDGE	12	2	0	0	14	100
LLOYDMINSTER (ALTA. PART)	1	0	0	0	1	-86
MEDICINE HAT	7	2	0	12	21	91
RED DEER	33	2	6	0	41	105
SPRUCE GROVE **						
WETASKIWIN	4	0	3	0	7	*
OTHER CENTRES ***	1	0	0	0	1	*
TOTAL	493	72	36	12	613	-3

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

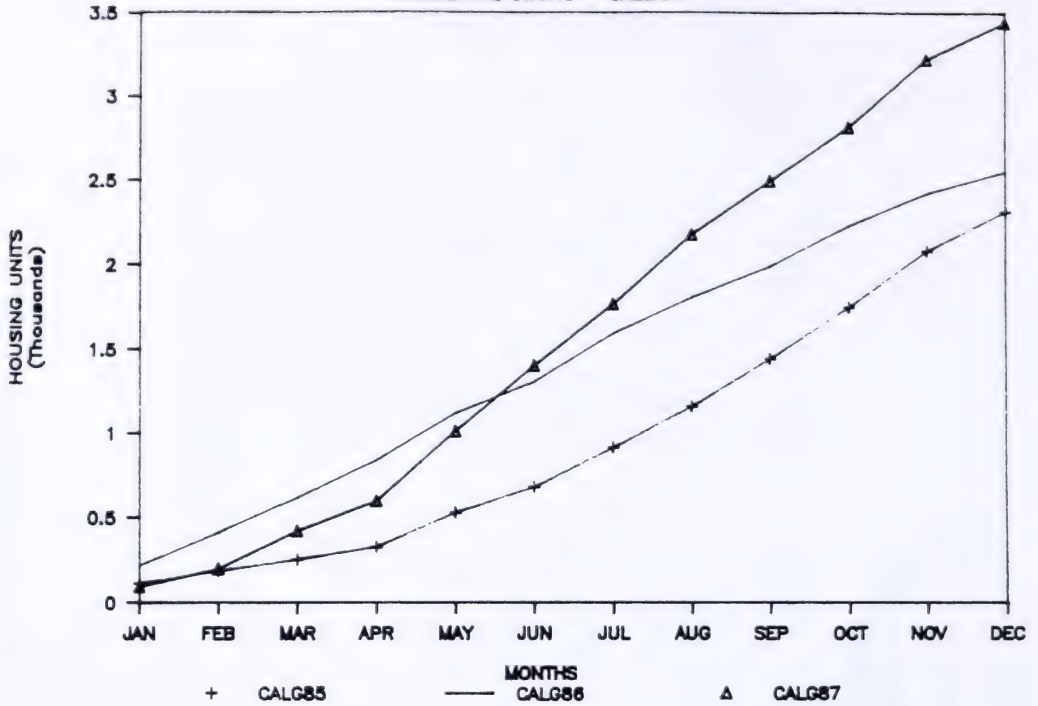


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

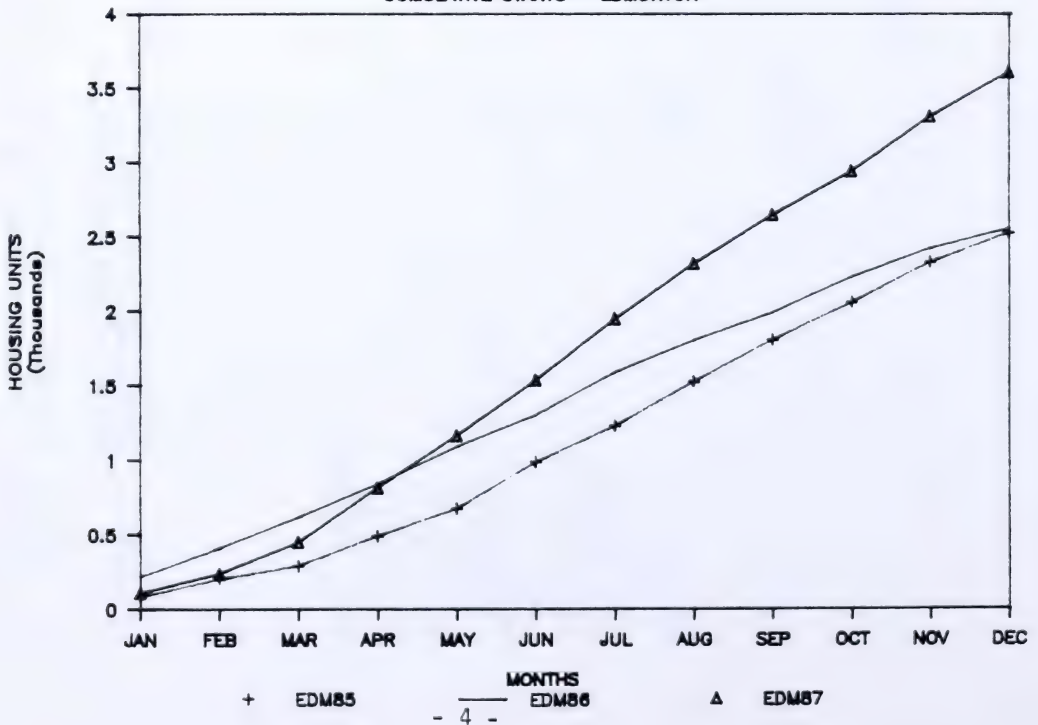


TABLE 2

DEC-87

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	
CALGARY	2112	3141	68	68	174	148	325	88	2679	3445	29
CAMROSE	31	41	0	0	0	0	0	0	31	41	32
EDMONTON M.A.	2355	3265	105	138	90	129	11	76	2561	3608	41
FORT MCMURRAY	20	14	2	0	0	0	12	0	34	14	-59
GRANDE PRAIRIE	171	146	0	10	0	0	0	0	171	156	-9
LEDUC **	23		0		5		0		28		
LETHBRIDGE	176	192	6	12	10	32	11	0	203	236	16
LLOYDMINSTER (KALTA. PART)	62	47	2	0	0	0	14	0	78	47	-40
MEDICINE HAT	137	176	8	10	42	25	0	40	187	251	34
RED DEER	232	269	10	10	119	153	8	58	369	490	33
SPRUCE GROVE **	42		0		0		0		42		
WETASKIWIN	0	50	0	0	0	3	0	0	0	53	*
OTHER CENTRES ***	0	62	0	0	0	0	0	0	0	62	*
TOTAL	5361	7403	201	248	440	490	381	262	6383	8403	32
PERCENT CHANGE BY TYPE		38	23			11		-31		32	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, FLAMONION VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

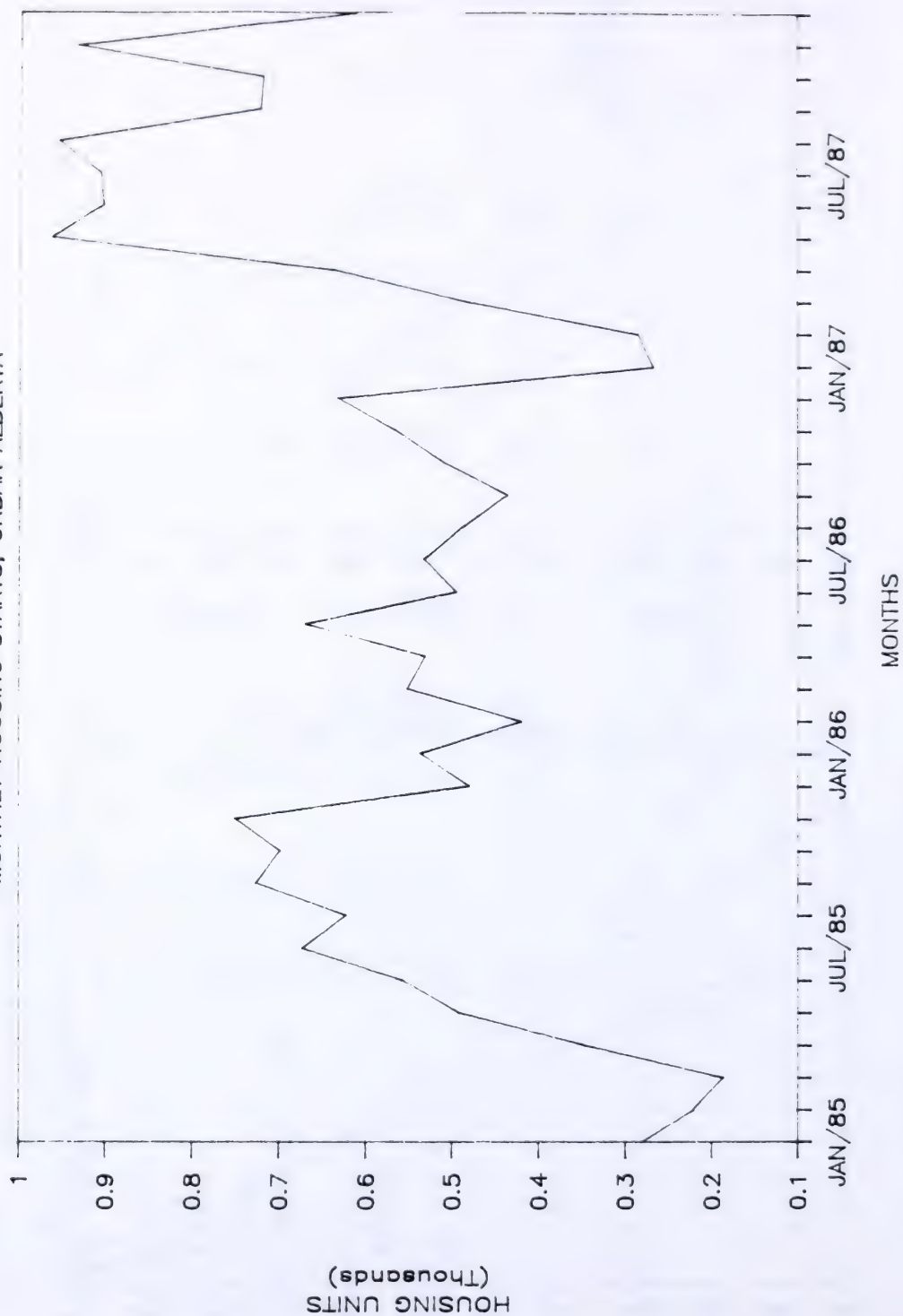


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1986-1987

	1986	1987	PERCENT CHANGE
JANUARY	538	268	-50
FEBRUARY	421	286	-32
MARCH	553	485	-12
APRIL	532	639	20
MAY	671	964	44
JUNE	496	904	82
JULY	534	908	70
AUGUST	489	957	96
SEPTEMBER	437	723	65
OCTOBER	511	720	41
NOVEMBER	567	936	65
DECEMBER	634	613	-3
TOTAL	6383	8403	32

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

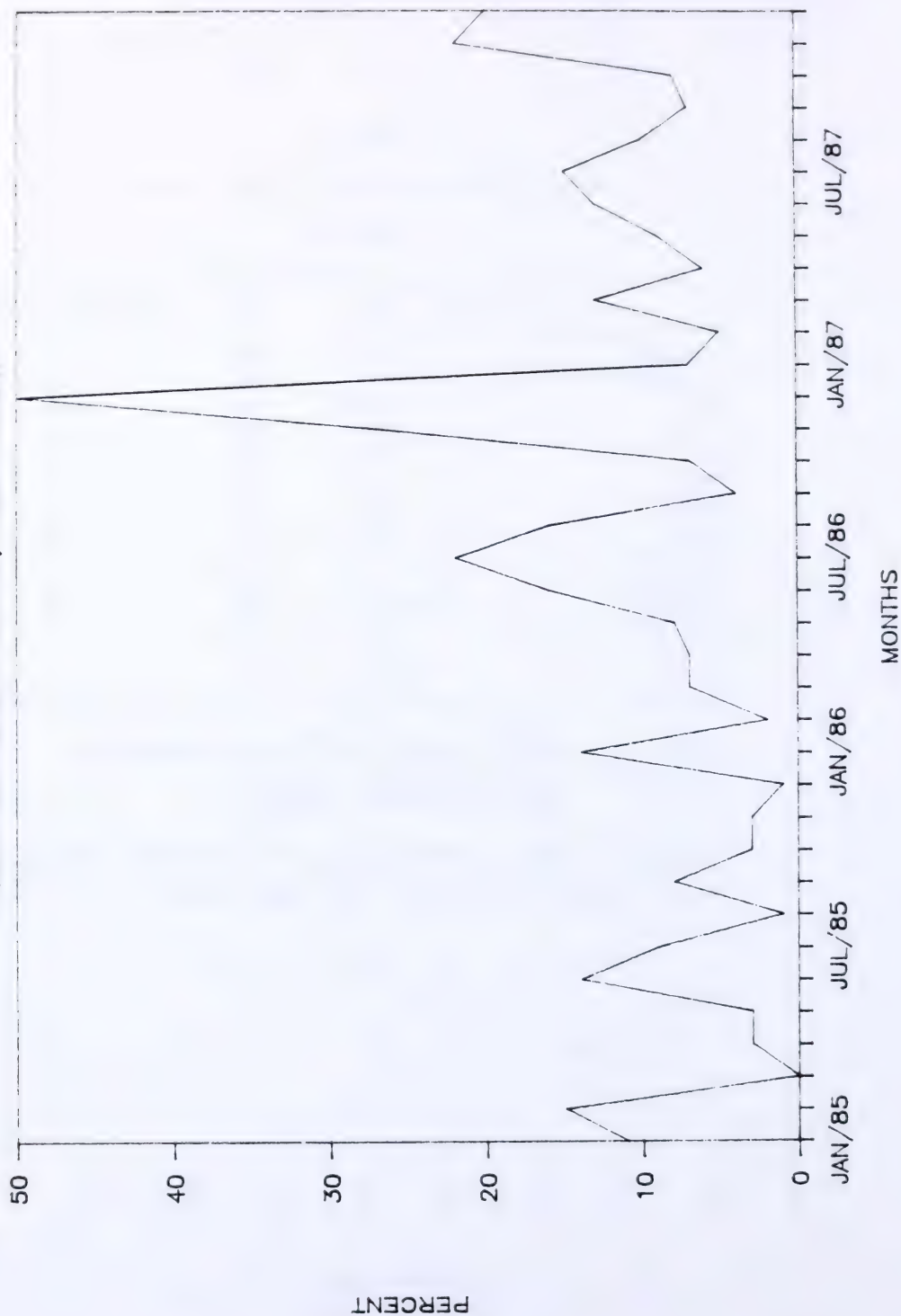


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1986-1987				
1986				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	634	316	318	50
TOTAL	6383	5361	1022	16
1987				
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	904	785	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	613	493	120	20
TOTAL	8403	7403	1000	12

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

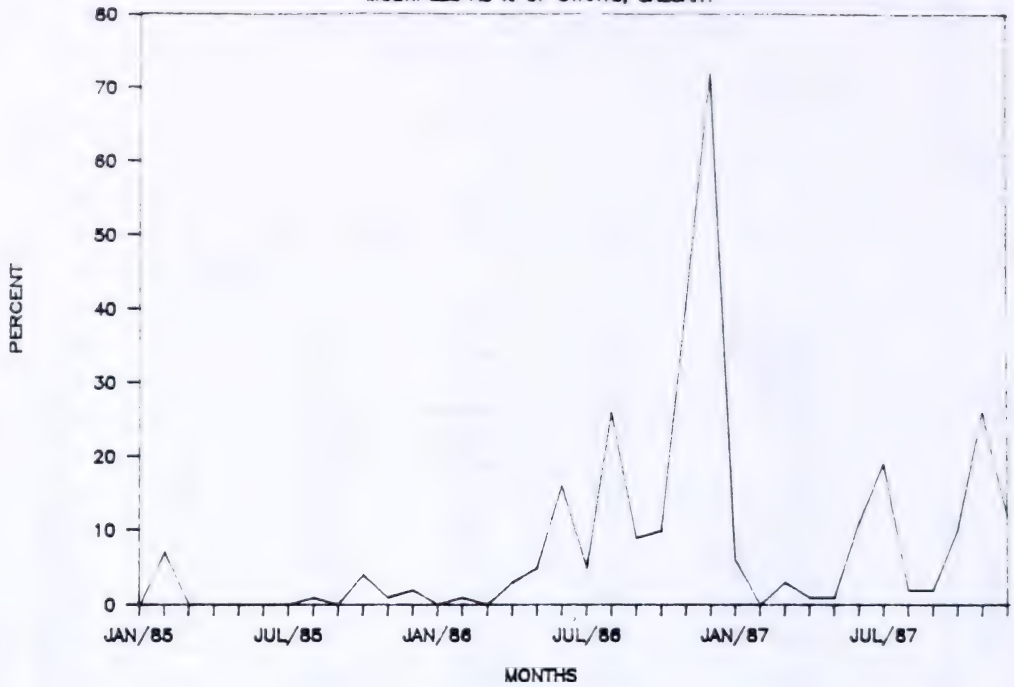


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

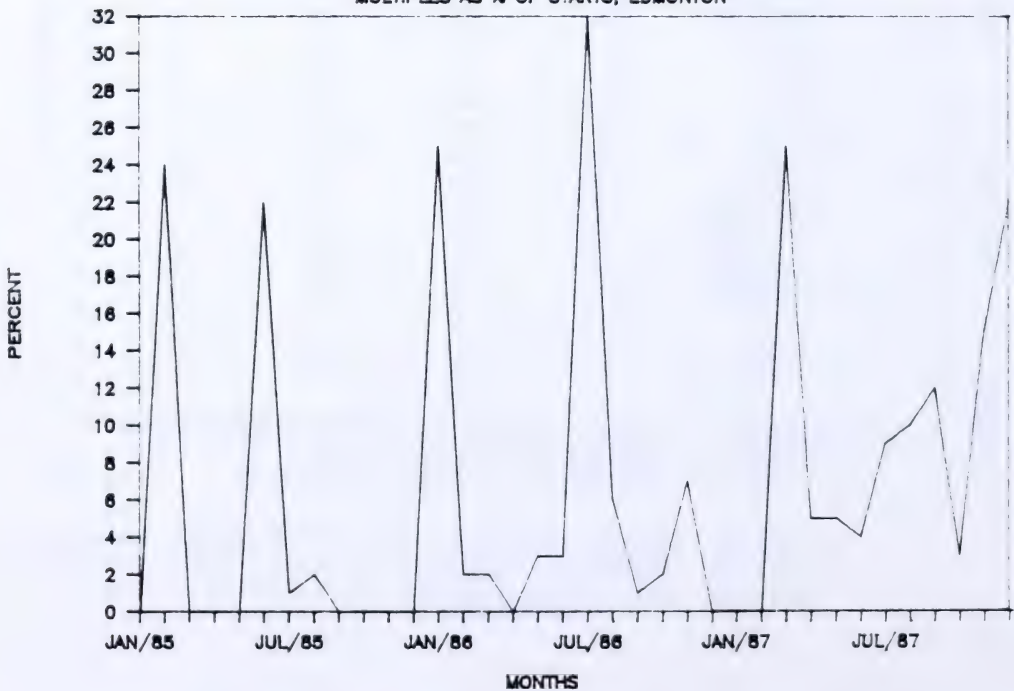


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1986							EDMONTON (METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	
JANUARY	225	0	0		225	168	225	168	57	25		225	
FEBRUARY	177	2	1		175	191	195	191	4	2		195	
MARCH	251	0	0		251	203	207	203	4	2		207	
APRIL	196	6	3		190	221	222	221	1	0		222	
MAY	278	15	5		263	244	252	244	8	3		252	
JUNE	159	25	16		134	206	212	206	6	3		212	
JULY	146	8	5		138	195	288	195	93	32		288	
AUGUST	176	46	26		130	200	213	200	13	6		213	
SEPTEMBER	169	16	9		153	184	186	184	2	1		186	
OCTOBER	176	17	10		159	234	238	234	4	2		238	
NOVEMBER	286	114	40		172	179	193	179	14	7		193	
DECEMBER	440	318	72		122	130	130	130	0	0		130	
TOTAL	2679	567	21		2112	2355	2561	2355	206	8		2561	
1987							EDMONTON (METRO)						
CALGARY													
JANUARY	97	91	6		91	113	113	113	0	0		113	
FEBRUARY	104	104	0		104	130	130	130	0	0		130	
MARCH	223	217	3		217	158	210	158	52	25		210	
APRIL	182	180	1		180	349	366	349	17	5		366	
MAY	408	404	1		404	334	350	334	16	5		350	
JUNE	389	348	11		348	355	371	355	16	4		371	
JULY	367	299	19		299	374	410	374	36	9		410	
AUGUST	413	405	8		405	334	372	334	38	10		372	
SEPTEMBER	317	311	6		311	289	327	289	38	12		327	
OCTOBER	320	288	10		288	282	292	282	10	3		292	
NOVEMBER	404	300	26		300	314	368	314	54	15		368	
DECEMBER	221	194	12		194	233	299	233	66	22		299	
TOTAL	3445	3141	9		3141	3255	3608	3255	343	10		3608	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

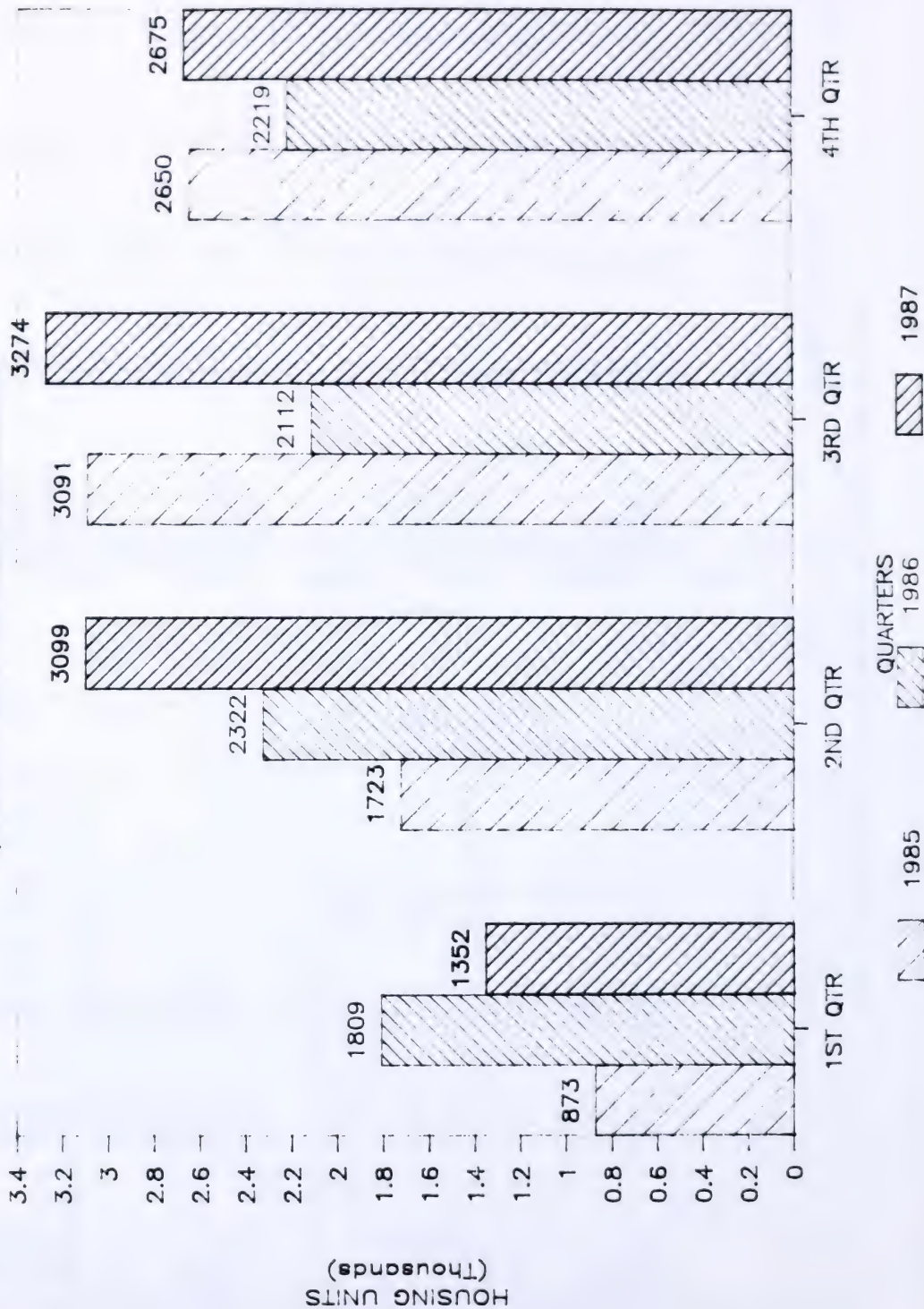


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987		
	1986	1987	PERCENT CHANGE
FIRST QUARTER	1809	1352	-25
SECOND QUARTER	2322	3099	33
THIRD QUARTER	2112	3274	55
FOURTH QUARTER	2219	2675*	21
TOTAL	8462	10400	23

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* Preliminary

TABLE 7

DEC-87

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	AFT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	151	4	0	0	155	40
CANROSE	7	0	0	0	7	*
EDMONTON M.A.	334	6	4	50	394	126
FORT McMURRAY	2	0	0	0	2	-33
GRANDE PRAIRIE	21	10	0	0	31	417
LEDUC **						
LETHBRIDGE	5	0	0	0	5	-77
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	*
MEDICINE HAT	11	0	0	0	11	-15
RED DELR	22	0	0	0	22	-39
SPRUCE GROVE **						
WETASKIWIN	7	0	0	0	7	*
OTHER CENTRES ***	0	0	0	0	0	*
TOTAL	565	20	4	50	639	72

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

DEC-87

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1318	44	235	352	1949	86
CAMROSE	9	0	0	0	9	-36
EDMONTON M.A.	995	98	64	15	1172	69
FORT MCMURRAY	2	0	0	0	2	-50
GRANDE PRAIRIE	38	0	0	0	38	0
LEDUC **						
LETHBRIDGE	63	6	32	0	101	42
LLOYDMINSTER (ALTA. PART)	12	0	0	0	12	-33
MEDICINE HAT	46	4	25	36	111	26
RED DEER	65	6	27	10	108	64
SPRUCE GROVE **						
WETASKIWIN	16	0	3	0	19	*
OTHER CENTRES ***	22	0	0	0	22	*
TOTAL	2586	158	386	413	3543	73

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** EFFECTIVE JANUARY 1987, LEDUC AND SPRUCE GROVE ARE INCLUDED IN EDMONTON M.A.

*** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

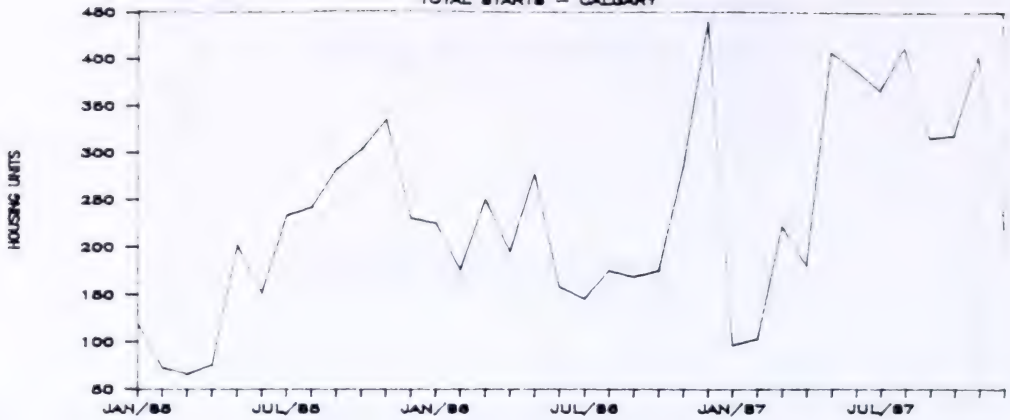


FIGURE 6B
COMPLETIONS - CALGARY

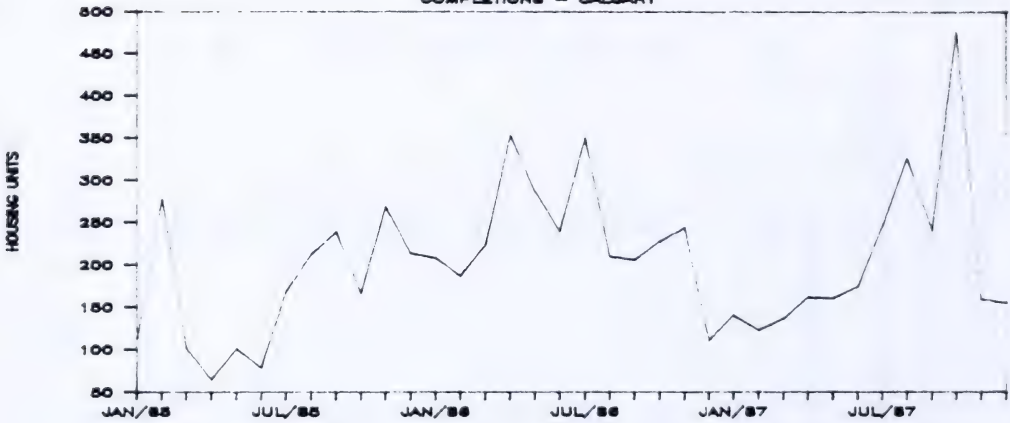


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

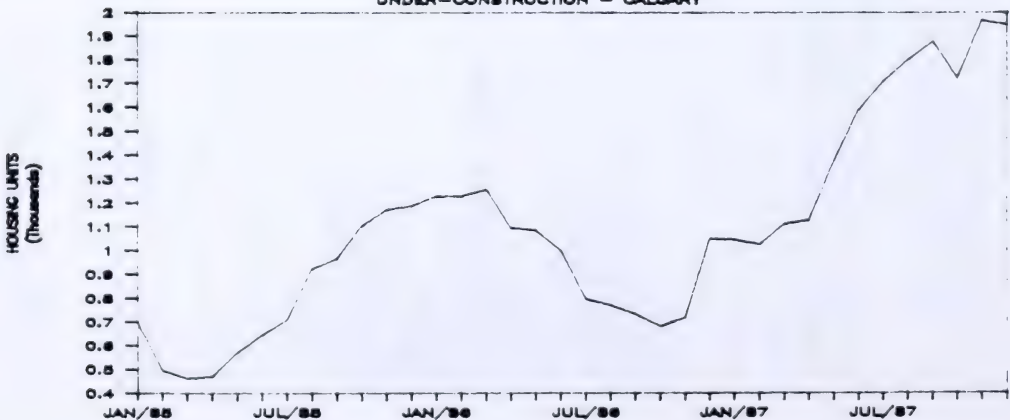


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	440	111	1050
----- 1987 -----			
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	221	155	1949

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

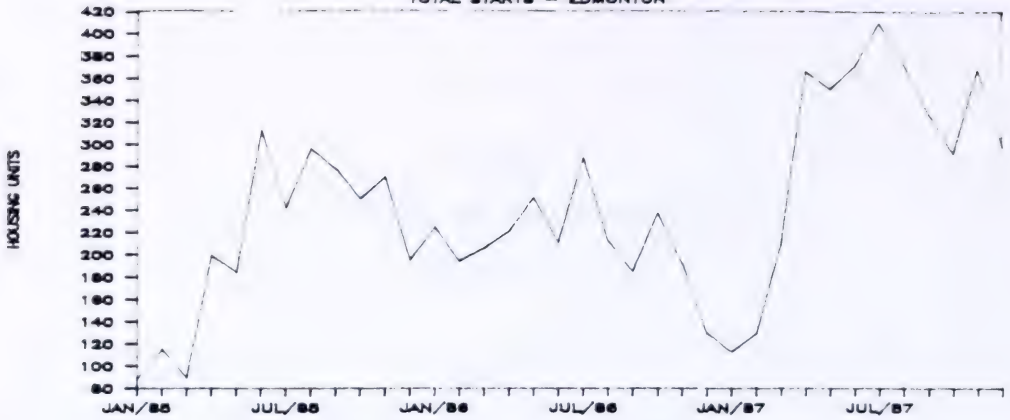


FIGURE 7B
COMPLETIONS - EDMONTON

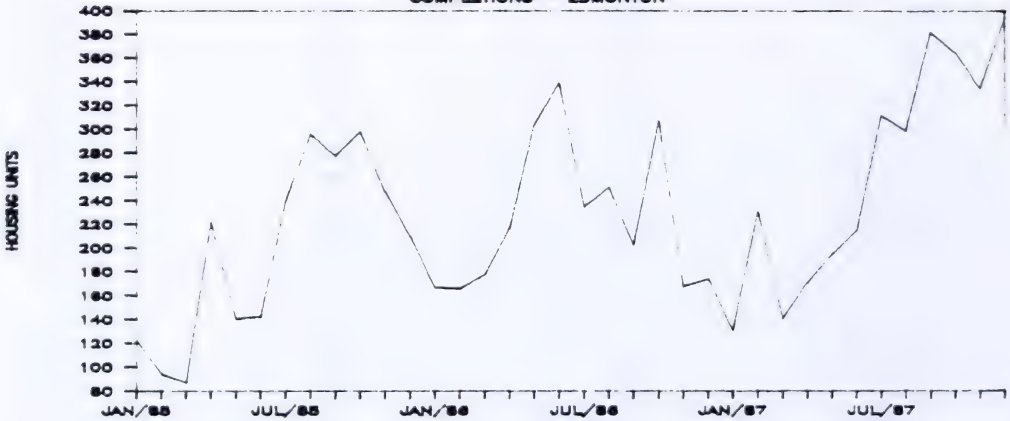


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

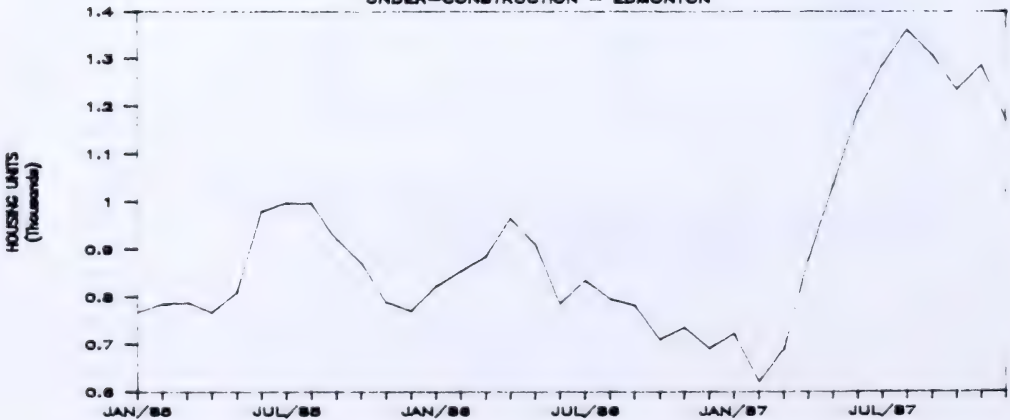


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

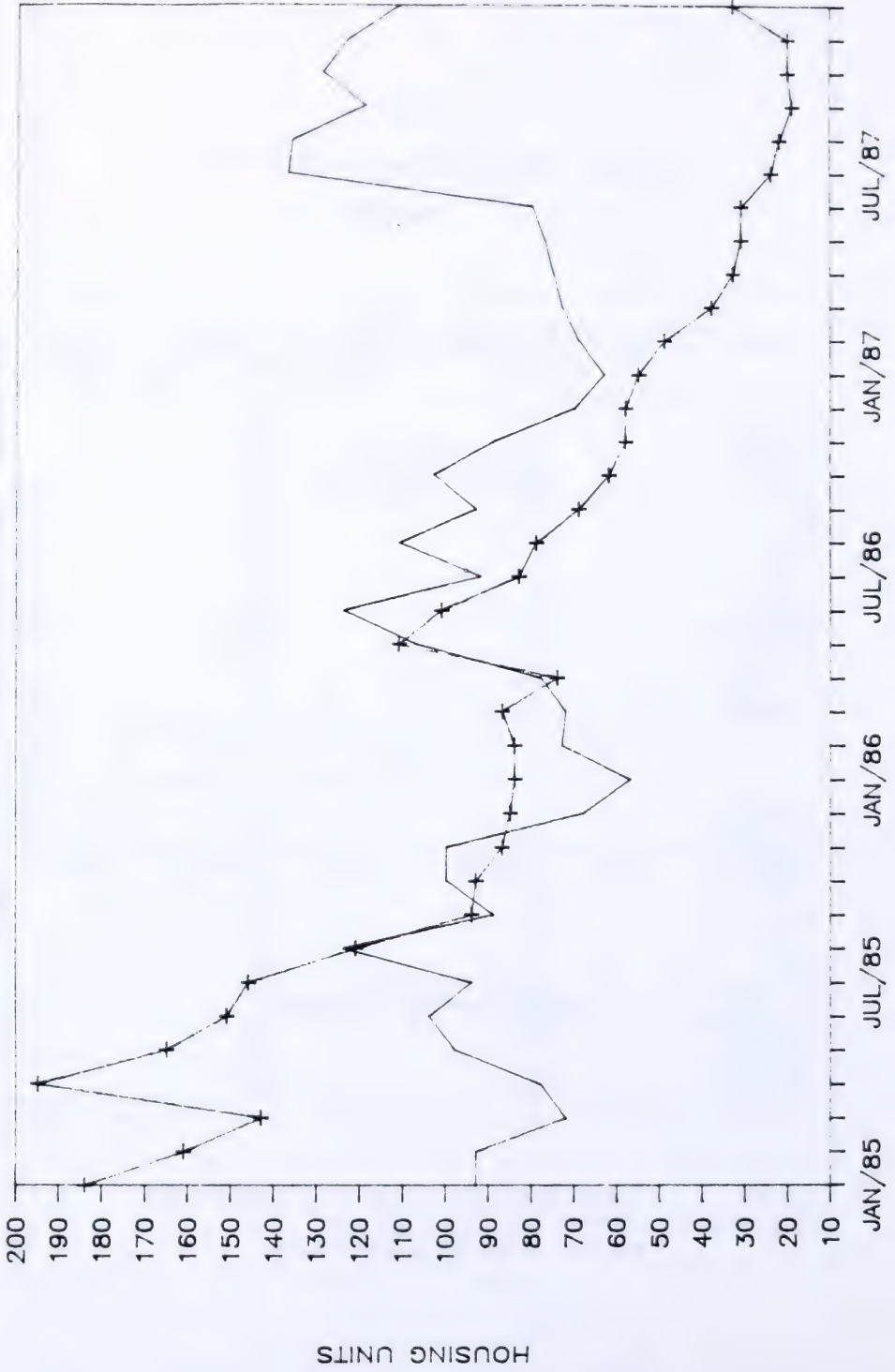
----- 1986 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692
----- 1987 -----			
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED -- EDMONTON



--- SINGLES & DUPL. + APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	33	144	394	73

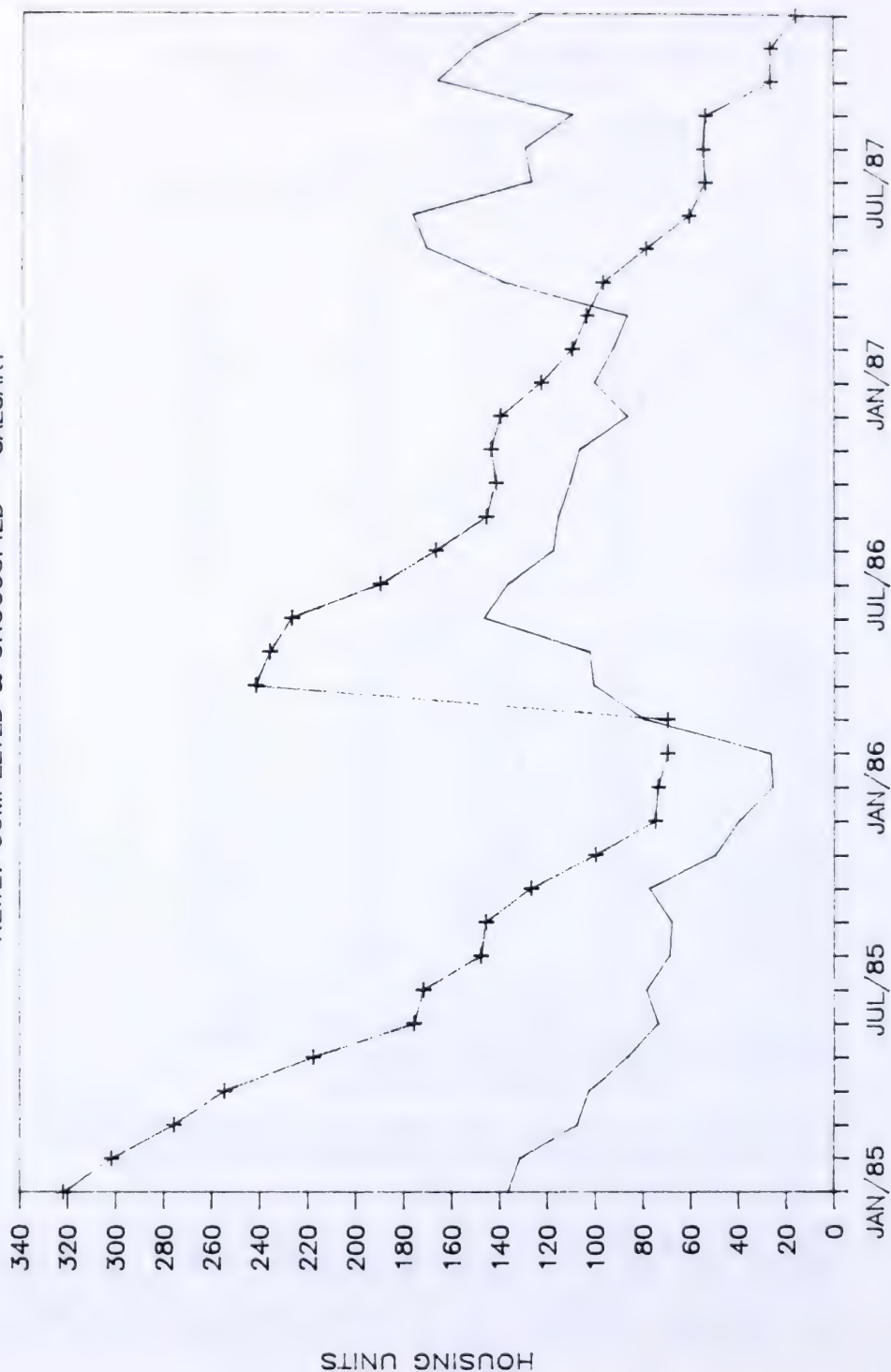
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED & UNOCCUPIED -- CALGARY



- - - SINGLES & DUPL. + APARTS. & R. HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	155	58

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

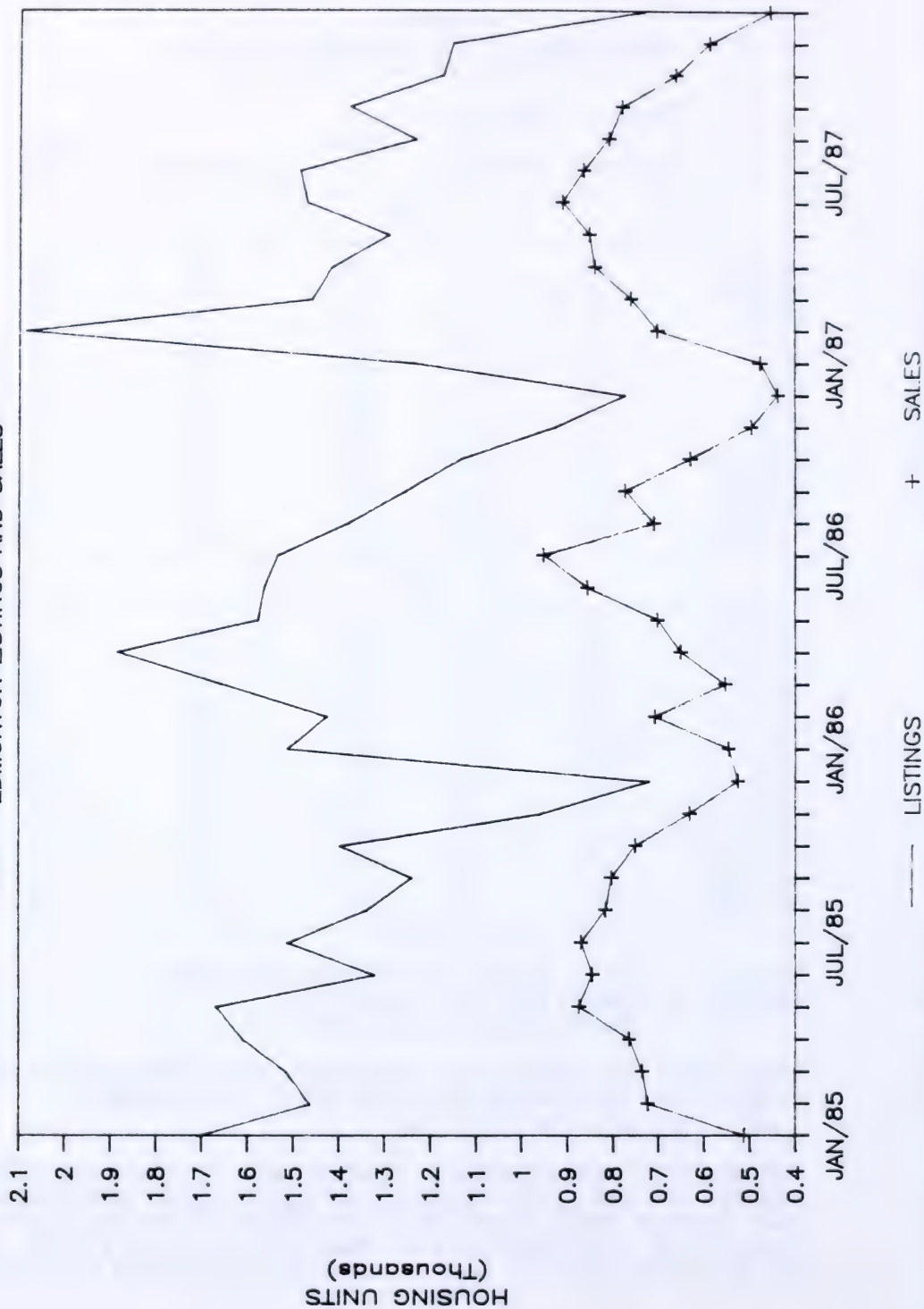


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

1987				
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

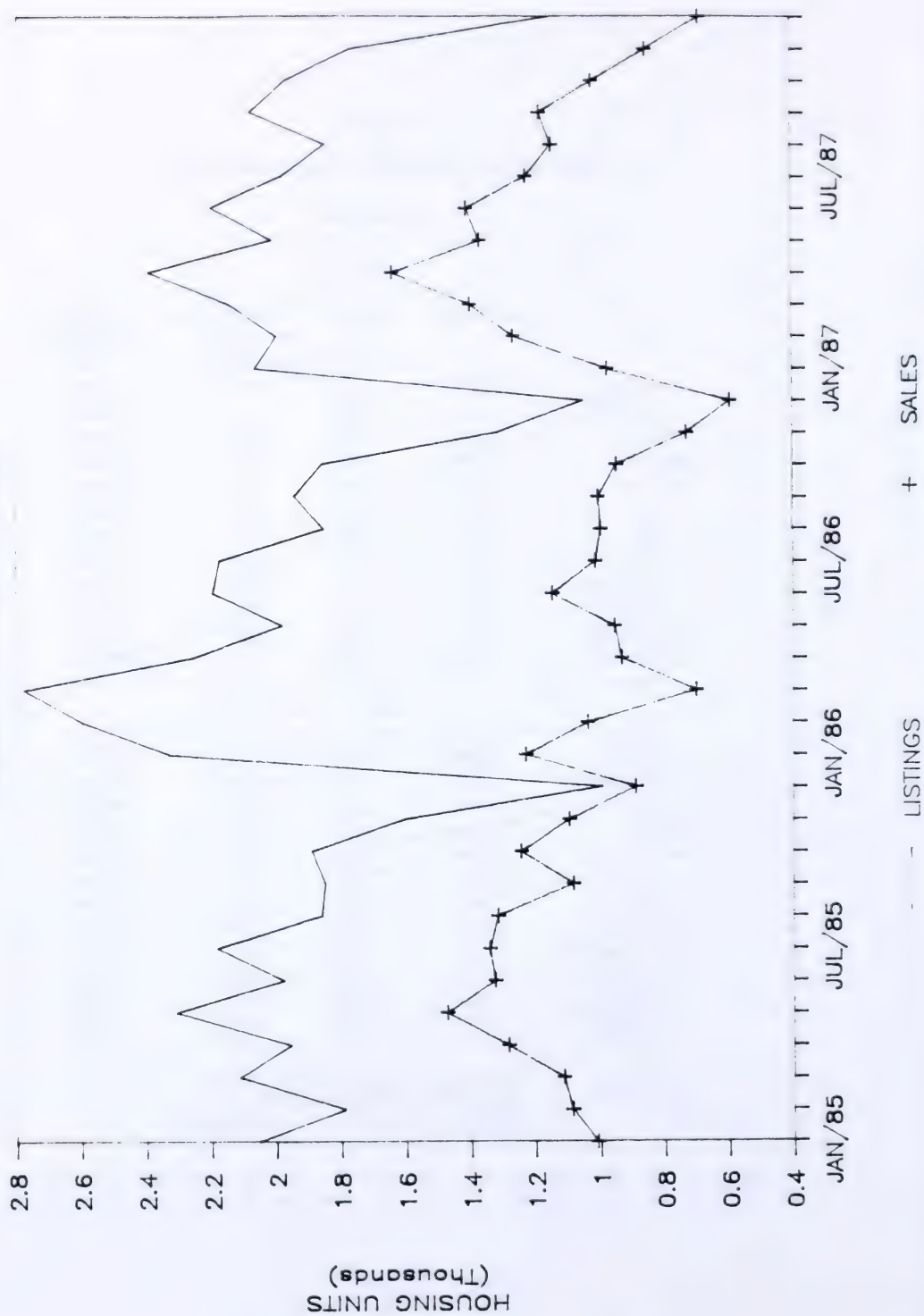


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220
1987				
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

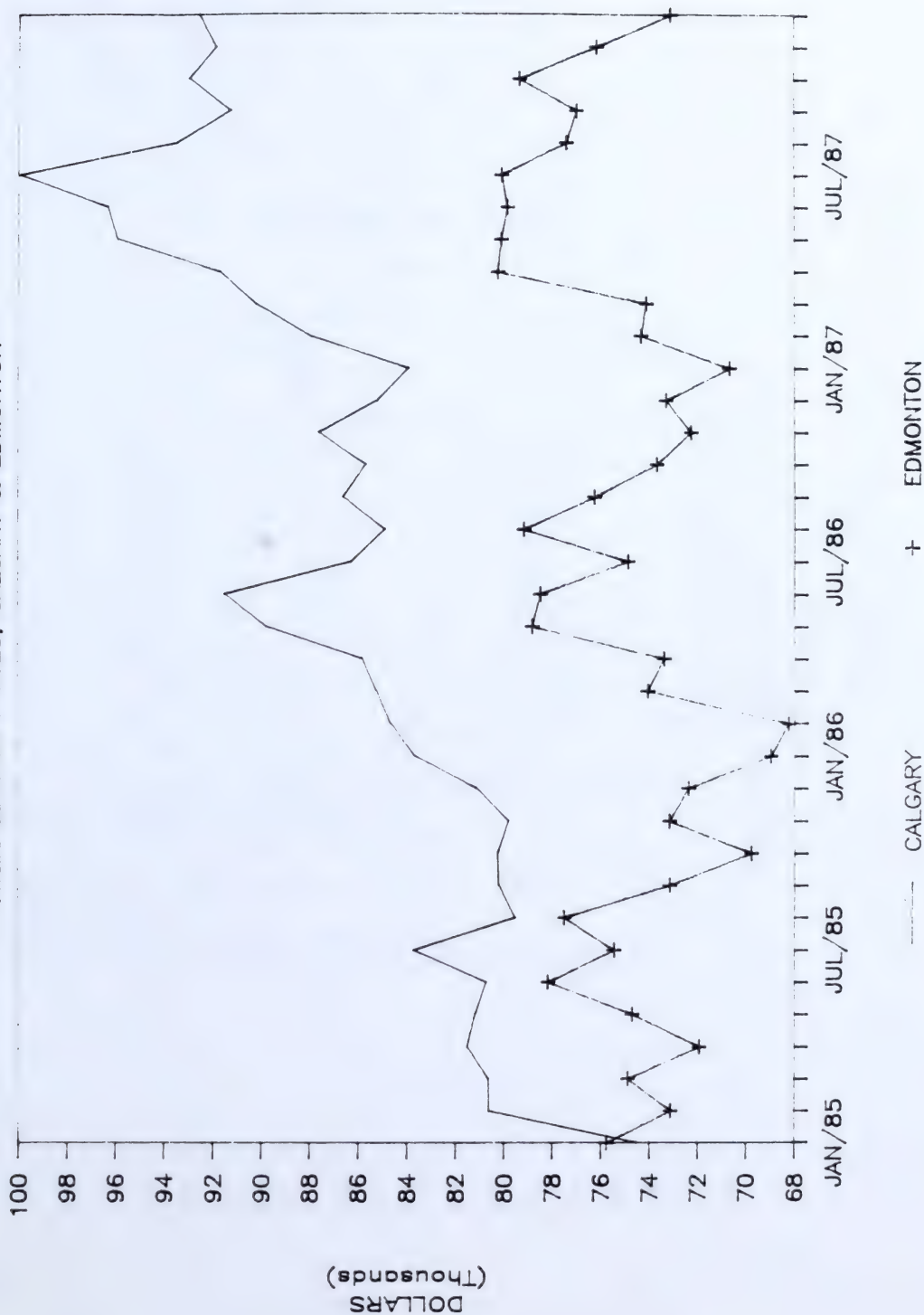


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

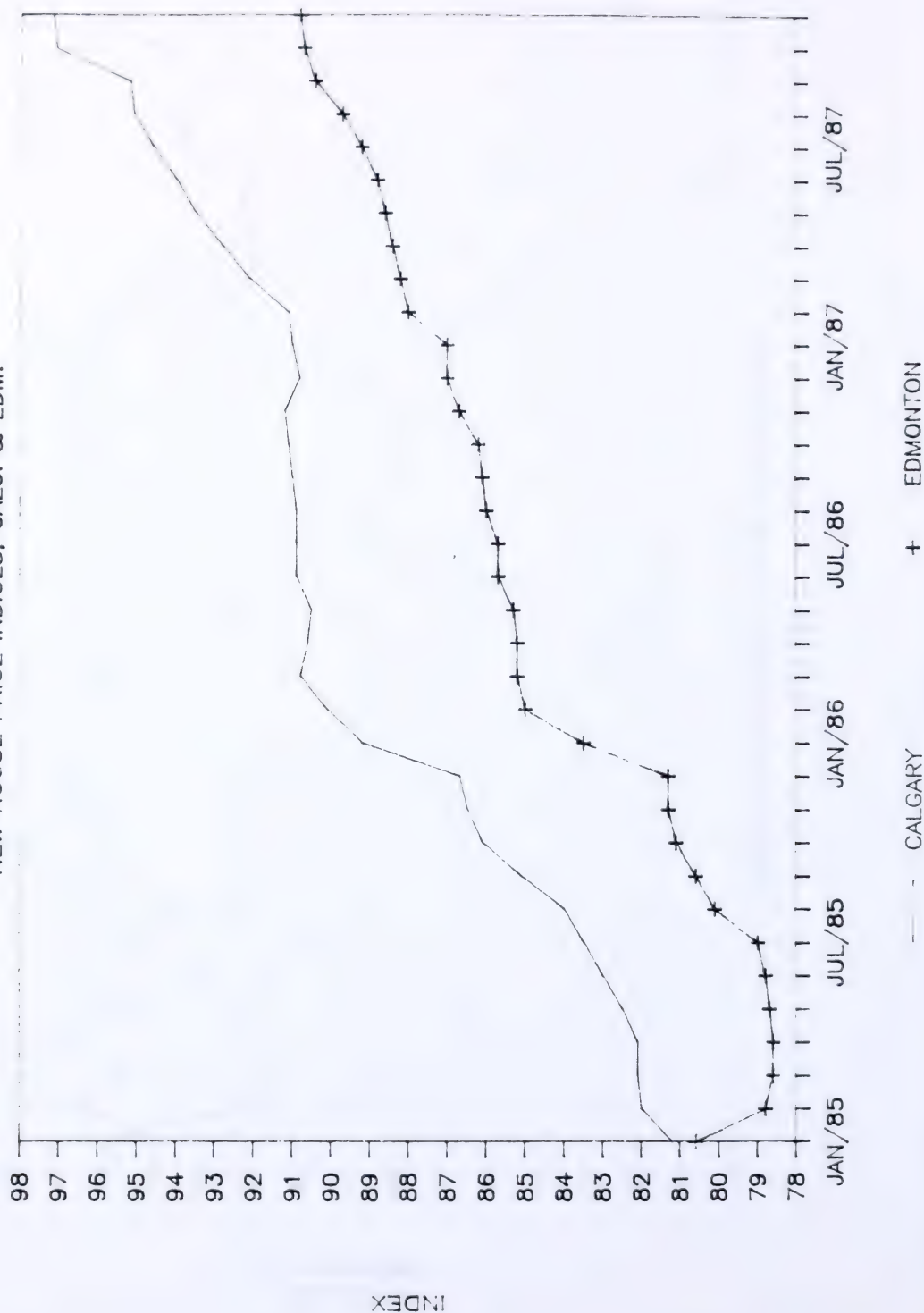


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9	94.0	JUNE	85.7	88.8
JULY	90.9	94.6	JULY	85.7	89.2
AUGUST	90.9	95.1	AUGUST	86.0	89.7
SEPTEMBER	91.0	95.2	SEPTEMBER	86.1	90.4
OCTOBER	91.1	97.1	OCTOBER	86.2	90.7
NOVEMBER	91.2	97.2	NOVEMBER	86.7	90.8
DECEMBER	90.8		DECEMBER	87.0	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

